

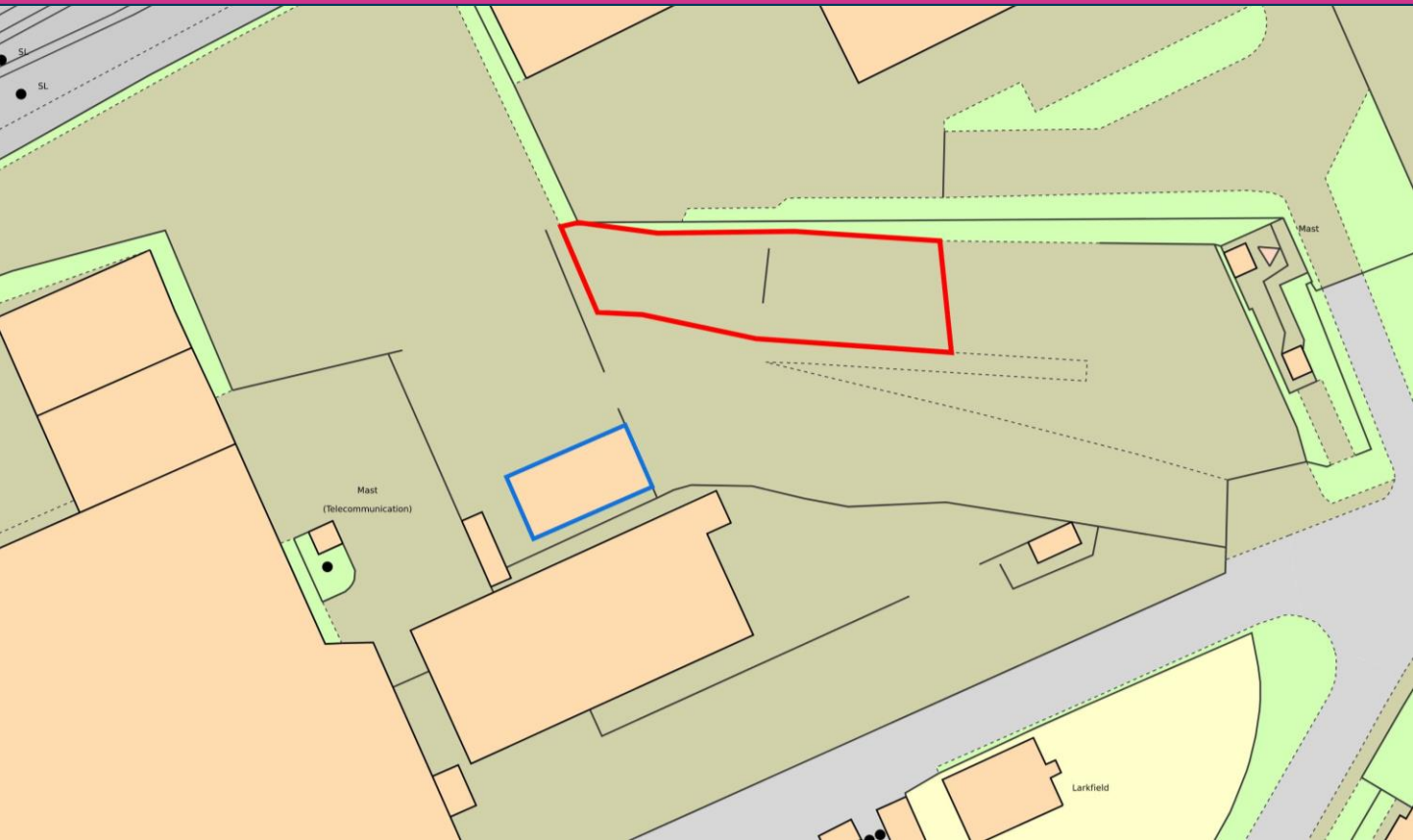
TO LET

LAND & OFFICES

0.061 HECTARE (0.15 ACRES)

Lamb & Swift
Commercial Property

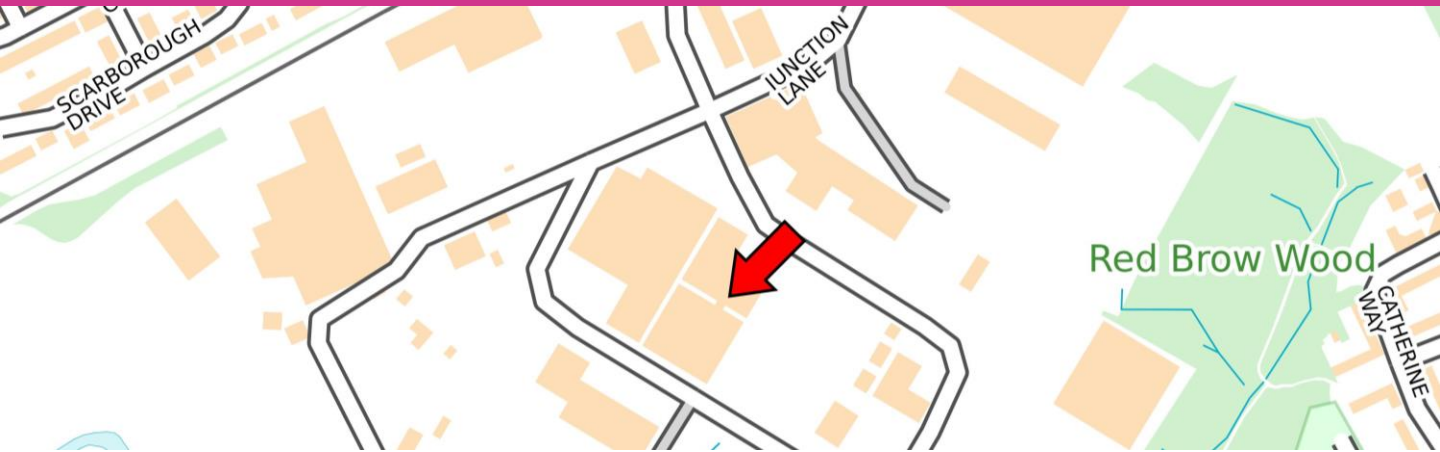
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**LAND AND OFFICES
OFF JUNCTION LANE
SANKEY VALLEY INDUSTRIAL ESTATE
NEWTON-LE-WILLOWS
WA12 8DN**

£26,500
Per annum

- **0.15 acres of open storage land with 1,160 sq ft modular offices**
- **Land outlined in red, and offices outlined in blue on above plan**
- **Established industrial estate**
- **2.5 miles from Junction 23 of the M6 motorway**
- **£26,500 per annum inclusive of rates, electricity and water**



LOCATION

The property is located in the well-established Sankey Valley Industrial Estate, in Newton-le-Willows, with access from Junction Lane, centrally located between Manchester (21 miles to the east) and Liverpool (20 miles to the west), with Warrington being 6 miles to the south, St Helens 5 miles to the west and Wigan 9 miles to the north.

The estate benefits from good transport links, with access to the Motorway Network available 2.5 miles to the north at Junction 23 of the M6 Motorway, and 4 miles to the south at Junction 9 of the M62.

The land forms part of a larger site, with a distribution facility to the rear and other open storage land plots surrounding.

DESCRIPTION

The site comprises, open, hard-surfaced storage land which forms part of a wider industrial site. The land has accompanying two-storey modular offices located close by for use of the occupier.

The land is approximately 0.15 acres in size, however, does not have any services connected. The rental quoted is inclusive of any electricity and water usage within the offices.

The modular offices comprise 5 offices, a meeting room, kitchen and male and female WCs.

ACCOMMODATION/SITE AREA

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Offices	107.85	1,160 (Blue on Site Plan)

DESCRIPTION	HECTARE	ACRE
Land	0.06	0.15 (Red on Site Plan)

LEASE TERMS & RENTAL

Available by way of a new Lease for a term of years to be agreed.

£26,500 per annum (Rent is inclusive of Business Rates, electricity and water usage in the offices – there are no services to the Land).

SERVICES

We understand that mains electricity and water are connected to the offices, however there are no services to the storage land.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

The wider site has a single Business Rates listing. The Business Rates contribution for this part of the site are included within the stated rental.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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