

TO LET

INDUSTRIAL WAREHOUSE / STORAGE UNIT

572.56 SQ M (6,161 SQ FT)

Lamb & Swift
Commercial Property

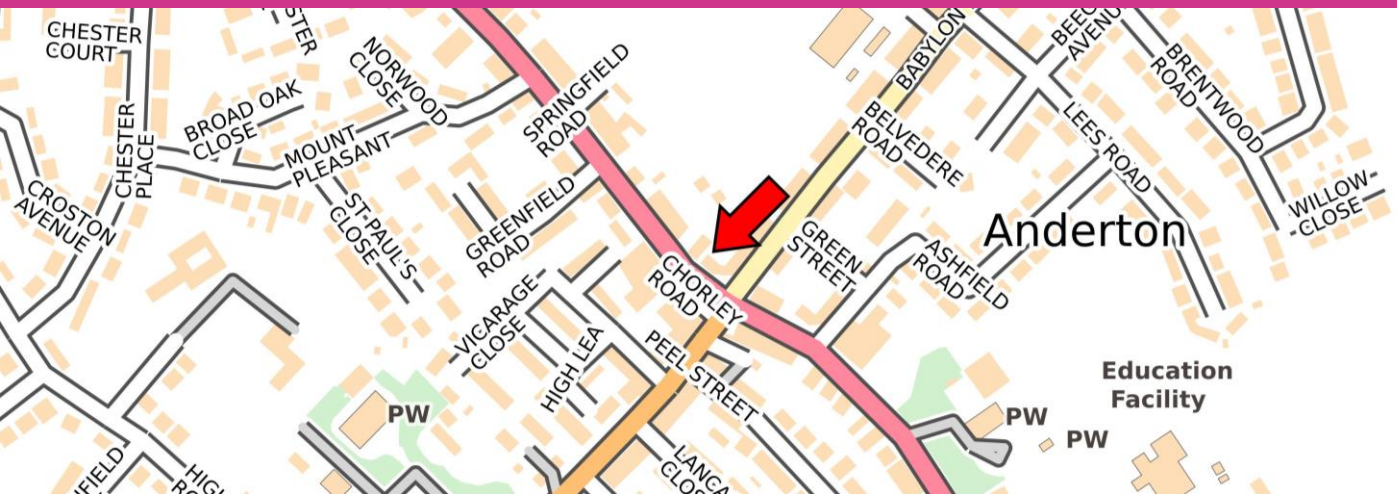
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**UNIT 9B
BRIDGE LANE
WOOLSTON
WARRINGTON
WA1 4AW**

£40,000
Per annum

- Industrial space suitable for warehouse and storage uses
- Open plan warehouse space
- Excellent location, less than 2 miles from J21 of M6 Motorway
- Available from July 2025
- Shared yard area for loading & parking
- Rental £40,000 per annum (£6.50 per sq ft)



LOCATION

The subject property is situated within a well-established industrial estate, located off Manchester Road, approximately 2 miles to the east of Warrington Town Centre. The site is accessed via Bridge Lane off Manchester Road.

The premises benefits from excellent transport links, with the A57 Manchester Road being one of the main thoroughfares into Warrington and also provides access to the Motorway Network within less than 2 miles to the west, at Junction 21 of the M6 Motorway.

DESCRIPTION

The subject property comprises a detached, open plan warehouse or storage unit with WC facilities to the front of the premises.

The property is of steel portal frame construction with profile steel clad elevations. Vehicular access to the unit as available by way of a steel folding / sliding concertina door, with additional pedestrian access door, both in the front elevation.

There is a concrete yard area shared with one other unit for parking and loading (external storage not suitable). The yard is secured by way of a double steel gate and perimeter fencing. The crane system & items shown in the photos are to be removed by the existing tenant and the unit will be provided empty / cleared of all items.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Warehouse	572.56	6,161
TOTAL	572.56	6,161

LEASE TERMS, RENTAL & SERVICE CHARGE

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £40,000 per annum exclusive.

There is a Service Charge payable in respect of the wide estate, which is currently £1,400 per annum

SERVICES

The mains services connected to the property include water, electricity supply and mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £30,750 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

The property has an EPC Score of D – 97.

A full copy of the EPC is available on the governments online EPC register.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

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

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