

TO LET

GROUND FLOOR UNIT

294.30 SQ M (3,167 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**UNIT 2
PALMYRA HOUSE
PALMYRA SQUARE
WARRINGTON
WA1 1JQ**

£20,000
Per annum

- A self-contained ground floor commercial unit
- Suitable for a variety of uses
- Allocated parking spaces
- Located in Warrington town centre
- Combination of open plan space and private offices



LOCATION

This commercial unit is centrally located in Warrington town centre, close to the Queens Gardens at Palmyra Square. Access to the building is via a side street, from Bold Street.

The surrounding area is mixed in character, with uses including residential, restaurants, offices (including solicitors and accountants) bars and retail.

Warrington Bank Quay Train Station and Warring Central Train Station are both 0.5 miles from the subject premises providing access to both the north/south line, and Transpennine (east/west) lines.

DESCRIPTION

The property comprises a ground floor commercial unit which is situated within a 4-storey building with apartments to the upper floors.

The unit is self-contained, with its own access and provides a predominantly open plan space, with 5 partitioned rooms (private offices / meeting rooms / storage), with a kitchen and WC.

Externally there is parking available at the rear, accessed via Bold Street.

The unit is suitable for a variety of trades including offices, retail, and leisure (no hot food takeaways). The space was most recently used as the site office for a local development.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor Unit 2	294.30	3,164

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a minimum term of 3 years.

The rental is £20,000 per annum exclusive.

SERVICES

The mains services connected to the property to include water, electricity supply and of course mains drainage.

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

Interested parties are advised to make their own enquiries with the Local Rating Authority.

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

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.

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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