

To Let

0.72 acres

With 5,368 ft² Warehouse

Premises Off Junction Lane

Sankey Valley Industrial Estate

Newton-le-Willows

Merseyside

WA12 8DN



01204 522275

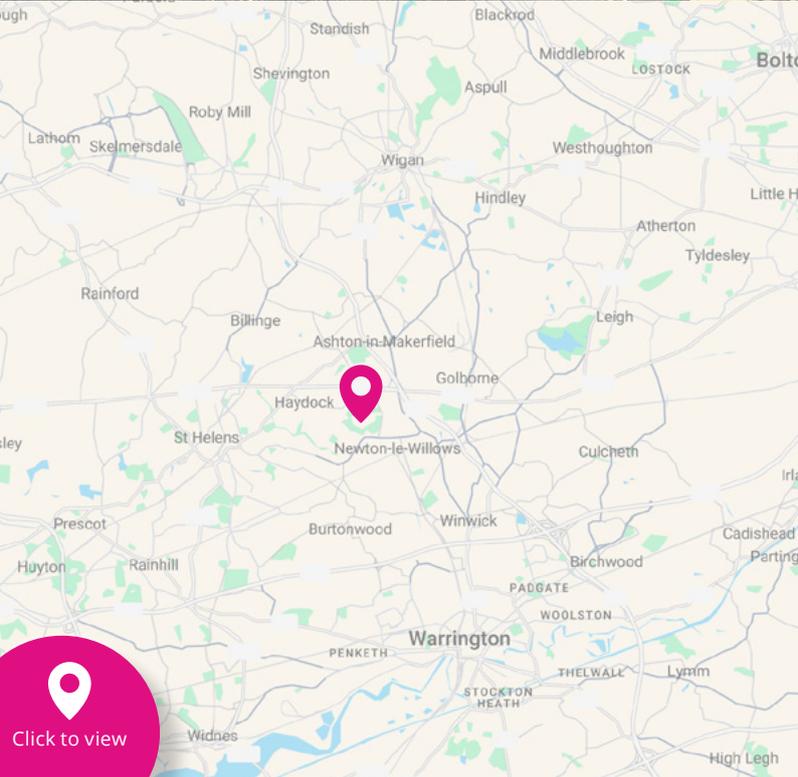
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Location

Sankey Valley Industrial Estate benefits from its proximity to major transport links, being close to the East Lancashire Road (A580) which provides direct access to both Manchester and Liverpool. Access to the national Motorway network is within 2.5 miles via Junction 23 of the M6 Motorway.

The property is also less than a mile from the local rail network and town centre amenities. Other occupiers on the estate include Starbank, DHL, Brendon International and H&M Distribution.

Description

The property comprises a modern warehouse unit with offices together with a substantial, secure yard. The property forms part of a site occupied by 2Rent UK and has the following specification:

- > Steel portal frame construction with profile steel clad elevations
- > Integral air-conditioned offices with reception and 4 further offices.
- > Roller shutter loading door (further door over clad could be reinstated)
- > 3 phase power.
- > Large hardstanding area forming secure yard.
- > 6.4m eaves
- > The site is securely fenced and gated with the yard mainly tarmacadamed surfaced.

Accommodation (Site area 0.72 Acres)

	m ²	ft ²
Workshop	374.9	4,034
Offices	124.0	1,334
Total	498.9	5,368

Tenure

The property is available on new lease on full repairing and insuring terms

Rent

£75,000 per annum.

Business Rates

The building requires a separate assessment (it currently forms part of a larger property)

EPC

The property has an EPC rating D

Legal Costs

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

VAT

VAT will be chargeable where appropriate

Anti-Money Laundering

The purchaser will be required to provide the usual information to satisfy AML requirements.