

# TO LET

**INDUSTRIAL / WAREHOUSE UNIT**  
**467.2 SQ M (5,027 SQ FT)**

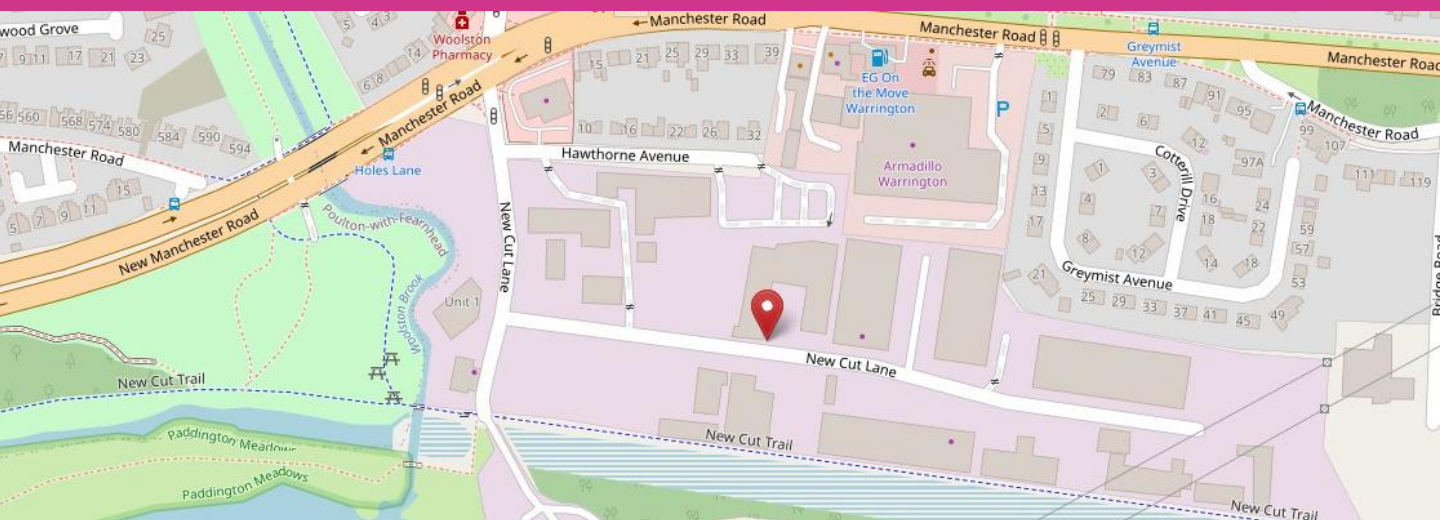
**Lamb & Swift**  
Commercial Property  
01204 522 275 | [lambandswift.com](http://lambandswift.com)



**UNIT 1A**  
**LYON INDUSTRIAL ESTATE**  
**NEW CUT LANE**  
**WOOLSTON**  
**WA1 4AG**

**£35,000**  
Per annum

- End-terrace industrial unit
- Established industrial location
- Located just off A57 Manchester Road, 1.5 miles to Junction 21 of the M6 Motorway
- Kitchen & WC facilities
- Forecourt loading & parking
- Rental £35,000 per annum



### LOCATION

The subject property is located on the eastern fringes of Warrington Town Centre, approximately 2.5 miles from the centre. The unit is set within the established Lyon Industrial Estate, which is located just off the A57 Manchester Road.

The surrounding area is industrial in character and includes trade counter and industrial uses. Nearby occupiers include Howdens, City Plumbing Merchants, Armadillo Self Storage and Woolston Community Recycling Centre.

### DESCRIPTION

The subject property comprises an end terraced warehouse / industrial unit, with a communal forecourt for loading and parking.

Internally the property provides storage space, with a mezzanine covering most of the floor area, accessed by way of a steel staircase from the warehouse floor. There is a two-storey office / amenity block to the front right-hand corner of the unit, which incorporates a reception area, WC and offices. Vehicular access is available by way of a roller shutter door in the front elevation (4m high x 3.1 m wide). The unit benefits from three-phase electric supply.

The eaves height is 5.2m, and the working height to the mezzanine floor is 2.8m.

### 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	264.10	2,842
First Floor Office	32.00	344
Mezzanine Store	171.10	1,841
<b>TOTAL</b>	<b>467.20</b>	<b>5,028</b>

### LEASE TERMS & RENTAL

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

The rental is £35,000 per annum exclusive.

### SERVICES

The mains services connected to the property include water, gas, 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 may be applicable and if so, 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 £14,500 from 1st April 2023. The VOA states that the rateable value from the 1st April 2026 is to be £19,250.

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.

Telephone: 01204 522275

Contact: Josh Morgan

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