



### AT A GLANCE!

- ✓ Modern Trade Counter/ Showroom Unit
- ✓ Prime Trade Park Location
- ✓ Excellent Links to Transport Network

## Location

The unit is situated on Gateway 49 Trade Park located off A49 (Winwick Road); the major arterial dual-carriageway linking Warrington town centre with the M62 motorway (J9).

Approximately 2 miles to the M62 (J9) and 3 miles to the M6 (J21). Other occupiers in the vicinity include **Screwfix, Toolstation, Yesss Electrical, Arco, Crown Decorator Centre** and **Clifton Bathrooms**.

## Accommodation

- Modern detached industrial / trade counter unit.
- Steel portal frame with a steel profile metal clad elevations, pitched metal clad roof (incorporating roof lights).
- Full height drive in door.
- Eaves height of 7.03m
- External - shared yard area to the front of the unit which includes 10 dedicated parking spaces (additional 6 dedicated parking spaces to the rear of the unit).
- Ground Floor – showroom incorporating trade/customer entrance in rear elevation (used as main entrance).
- Mezzanine floor across the front elevation incorporating office and store WCs and kitchen.

|                                 | Sq ft        | Sq m          |
|---------------------------------|--------------|---------------|
| Ground Floor Warehouse/Showroom | 7,272        | 675.59        |
| First Floor Offices/Store       | 1,923        | 178.65        |
| <b>Total</b>                    | <b>9,195</b> | <b>854.24</b> |

## Tenure

The unit is available by way of assignment or sub-lease or of our client's existing lease. The current lease expires 1st December 2031.

## Rent

£69,500 plus VAT, per annum exclusive (Rent subject to review December 2026).

## Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

|                         |            |
|-------------------------|------------|
| Rateable Value          | £45,500    |
| UBR Rate                | £0.499p    |
| Rates Payable (2024/25) | £22,706 pa |

Interested parties are advised to make enquiries with the Local Authority

## Service Charge

£3,616 pa (2024/25 budget)

## Energy Performance Certificate

The property has an EPC rating of C:54

## Viewings

Strictly by prior appointment.

**Peter Barker**



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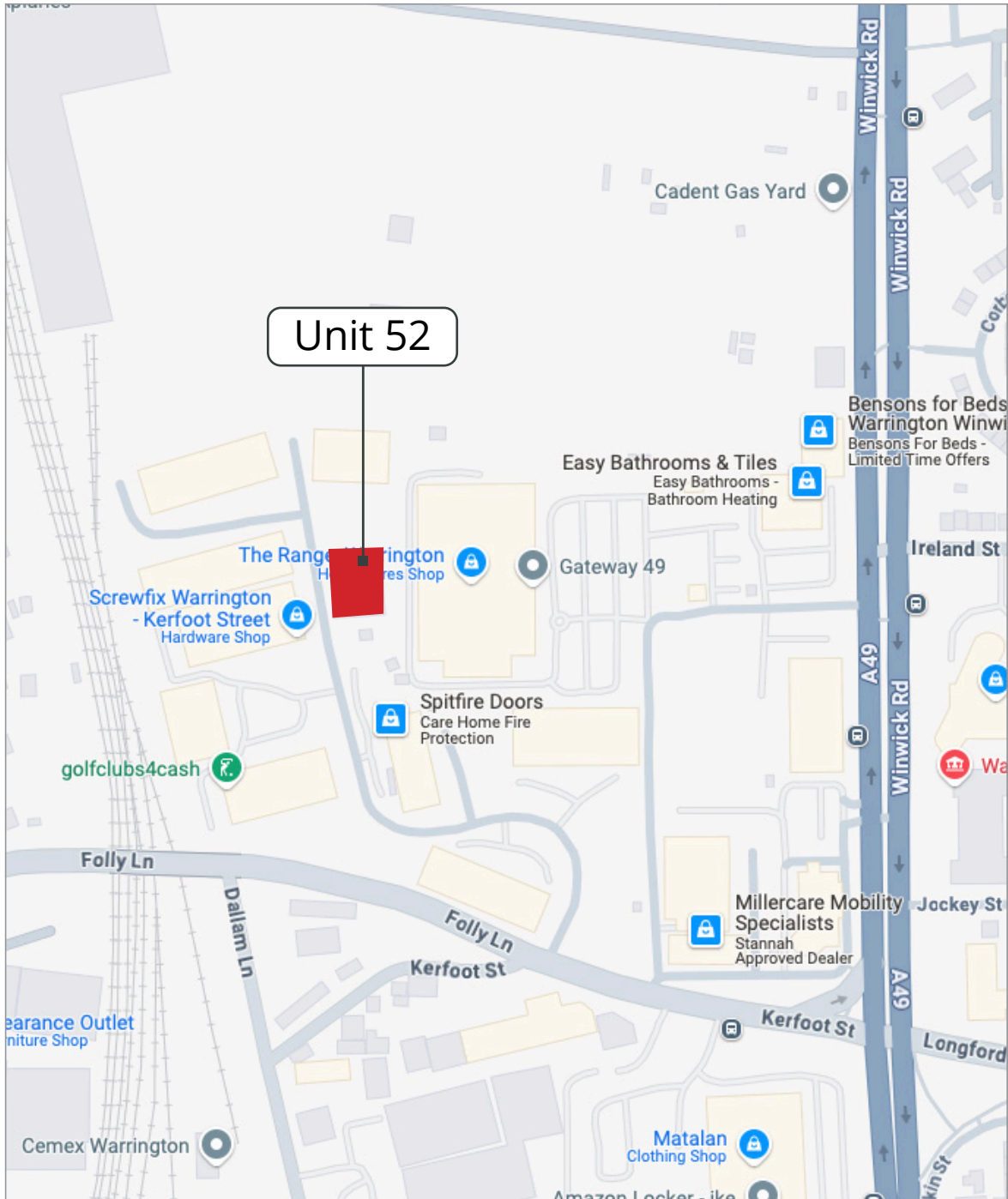
**Sixteen Real Estate**



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# Warrington

## Unit 52, Gateway 49 Trade Park WA2 8NT



Google Maps



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