

# Sixteen.

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Industrial / Warehouse  
**TO LET**



**Unit 52, Gateway 49 Trade Park, Warrington, WA2 8NT**

**Modern Trade Counter / Showroom Unit**

## Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	9,195 sq ft / 854.24 sq m
<b>Rent</b>	£69,500 per sq ft
<b>Rateable Value</b>	£45,500
<b>EPC Rating</b>	C (74)

## Key Points

- Detached unit
- Loading to front of unit
- 7.03m eaves
- Nearby occupiers include Screwfix, Toolstation, Yess Electrical, Arco, Crown Decorator Centre and Clifton Bathrooms
- Trade entrance to rear of unit
- Dedicated parking at front and rear of the unit
- Located on well established trade counter estate

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

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

## Summary

Available Size	9,195 sq ft
Rent	£69,500 per sq ft
Rateable Value	£45,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

## Location

The unit is situated on Gateway 49 Trade Park which is located off A49 Winwick Road, which is the major arterial dual-carriageway linking Warrington town centre with the M62 motorway at Junction 9. The site sits 1 mile north of Warrington town centre, approximately 2 miles to the M62 J9 and 3 miles to the M6 J21. Existing occupiers on Gateway 49 include, Screwfix, Toolstation, Yess Electrical, Arco, Crown Decorator Centre and Clifton Bathrooms

## Description

The unit comprises a modern detached industrial / trade counter unit of steel portal frame construction, with a steel profile metal clad elevations under a pitched profile metal clad roof which incorporates roof lights. The unit is accessed via a full height drive in door and benefits from an eaves height of 7.03m. Externally there is a large shared yard area to the front of the unit which includes 10 dedicated parking spaces with an additional 6 dedicated parking spaces to the rear of the unit.

There is first floor office accommodation across the front elevation which includes WC's and a kitchen. On the ground floor there is a showroom area and includes a trade / personnel entrance in the rear elevation which is used as the showroom main entrance. There is also a secure storage area.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse / Showroom	7,272	675.59
1st - Offices	1,923	178.65
<b>Total</b>	<b>9,195</b>	<b>854.24</b>

## Terms

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

## Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



## Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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