



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

Modern Trade Counter / Showroom Unit

Summary

Tenure	To Let
Available Size	7,275 sq ft / 675.87 sq m
Rent	Rent on application
Rates Payable	£32,400 per annum
Rateable Value	£67,500
EPC Rating	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

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Summary

Available Size	7,275 sq ft
Rent	Rent on application
Rates Payable	£32,400 per annum
Rateable Value	£67,500
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 property of steel portal frame construction, with steel profile metal clad elevations beneath a pitched metal clad roof incorporating roof lights. The unit is accessed via a full-height drive-in loading 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 a further 6 dedicated spaces located to the rear.

Internally, the ground floor provides a showroom / trade counter area along the front elevation together with WC and kitchen facilities, accessed via a trade / personnel entrance to the rear. There is also a secure storage area.

Accommodation

The accommodation comprises the following areas:

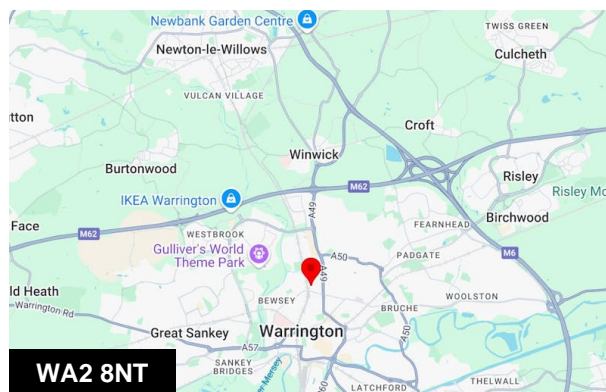
Name	sq ft	sq m
Ground - Warehouse / Showroom	7,275	675.87
Total	7,275	675.87

Terms

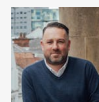
The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

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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