

# FOR SALE/TO LET

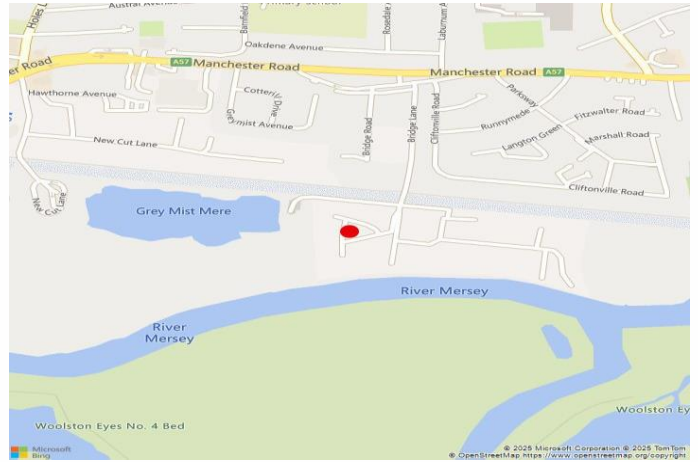


Integrity House, Centre 21 - Bridge Lane, Woolston, Warrington, Cheshire, **WA1 4AW**

**Two Storey Commercial Unit**  
**6,404 Sq Ft (595 Sq m)**

- Established Estate
- Suitable for a Variety of Uses
- Access to Substantial Parking Area
- Excellent Location, Less than 2 Miles From J21 of M6 Motorway





**Location**

The subject property is situated within a well-established industrial estate, located off Manchester Road, approximately 2 miles to the east of Warrington Town Centre.

The site is accessed via Bridge Lane off Manchester Road. The premises benefit from excellent transport links, with the A57 Manchester Road being one of the main thoroughfares into Warrington, and also provides access to the Motorway Network within less than 2 miles to the west, at Junction 21 of the M6 Motorway.

**Description**

The subject property comprises a two-storey office building of traditional brick construction beneath a flat roof.

Internally, the property provides mainly office accommodation of both an open plan and cellular nature, welfare facilities on both floors and ancillary storage. The property could be reconfigured to suit an occupier accordingly. Externally, there are multiple entrances and access to the large communal car park at the front of the property.

The property benefits from all mains utilities.

ACCOMMODATION	SQ.FT.	SQ.M.
Ground Floor	3,202	297.5
First Floor	3,202	297.5
<b>TOTAL</b>	<b>6,404</b>	<b>595</b>

**Business Rates**

Rateable Value - £34,250.

**Service Charge**

There is a Service Charge payable in respect of the wide estate, this is approximately £1,400 per annum.

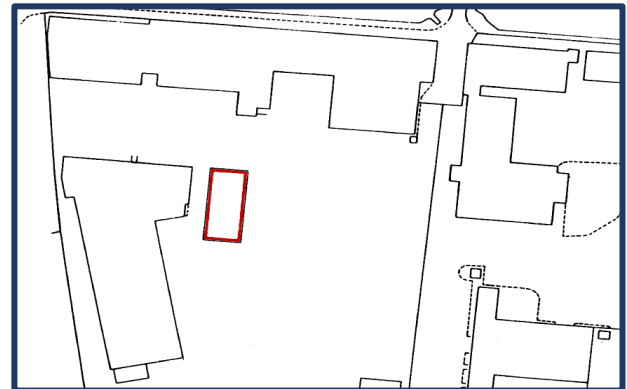
**VAT** If applicable, it will be at the appropriate rate.

**Asking Rental**

£42,000 per annum exclusive of VAT for a new full repairing and insuring lease.

**Purchase Price**

£495,000 exclusive of VAT for the Freehold under CH293090.



**EPC**

The property has an EPC Rating of - E (117).

**Viewing & Further Information**

If you would like to view this property or would like further information, please contact the Sole Agents:

**Dan Rodgers**

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**Date of Preparation**

11 June 2025