

• Warehouse/Industrial Unit •
AVAILABLE BY WAY OF A SUB-LEASE
OR NEW LEASE

UNIT 2B SUTTON QUAYS BUSINESS PARK
SUTTON WEAVER WA7 3EH

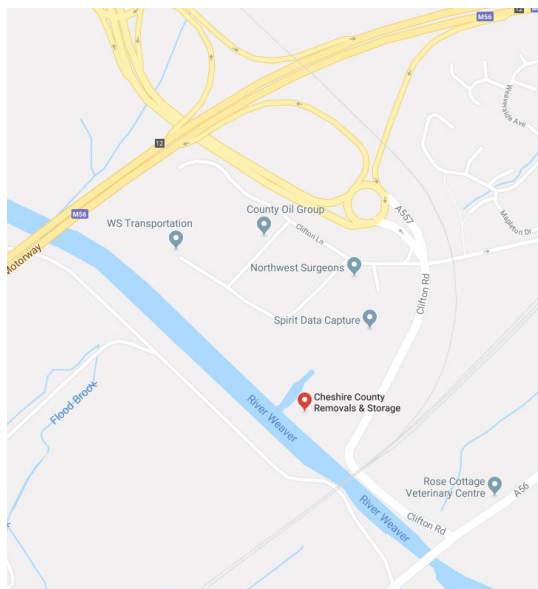


5,965 SQ.FT. / 554 SQ.M
CLOSE TO JUNCTION 12 M56 MOTORWAY
COMPETITIVE RENT AND FLEXIBLE TERMS
EXCELLENT EAVES HEIGHT 7.12M (10.60 MAX)
CCTV MONITORED ESTATE

TO LET £19,500 PAX

Location

Sutton Quays Business Park comprises a small industrial estate located close to Junction 12 of the M56 Motorway and fronting the A56 which provides access from the Motorway to Frodsham/Chester. The premises are well served for the immediate local areas of Frodsham/Runcorn/Widnes/Northwich and beyond.



Description

The premises comprise a single storey warehouse under a pitched roof with translucent roof panels. (NB the roof has recently been refurbished to a high standard by the Landlord). Access is provided by way of roller shutter door and internally the unit has a concrete floor and high level sodium lighting. The premises have an excellent eaves height of 7.12m up to a maximum of 10.60m.

Services

3 Phase electricity is available – a sub-meter may need to be installed prior to occupation.

Rates

As the property forms part of a larger warehouse presently, there is no rating assessment available (further details can be provided upon request).

Accommodation

The premises provide the following approximate areas:

Floor	Sq M's	Sq Ft
Ground Floor Warehouse	554	5965

Terms

The property is available by way of a new sub -lease at a rent of **£19,500 pa** exclusive of all outgoings including building insurance, business rates, estates charges and utilities. A new lease may be available subject to terms.

Energy Performance Certificate

We understand that the property has an 'E' rating.



VAT /Costs

VAT may be applicable to all rents. Parties shall bear their own costs in relation to this letting.

Viewing.

For further information please phone **Eddy Cottrell 01928 733333/07730 747643** or email: eddy@cottrellcommercial.co.uk

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