



to let

Warehouse/Showroom Unit

375.2 m<sup>2</sup> (4,039 ft<sup>2</sup>)

Former KB Doors

Norman Street

Warrington

WA2 7HW

- Convenient Edge of Town Location
- Visible from A49
- Car Park to the Side
- Flexible Open Plan Space

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is situated on Norman Street just off Orford Lane close to its junction with the A49 Lythgoes Lane approximately ½ mile to the north of Warrington Town Centre where neighbouring properties are predominately commercial in character.

## Description

A brick built end terrace warehouse unit that is open plan internally and has 2 loading doors onto Norman Street.

To the side is a car park for 8-10 cars.

The unit was previously occupied as a door showroom for many years and it would suit a variety of warehouse/trade counter/showroom trades.

## Accommodation

Gross Internal Area

<b>Total</b>	<b>375.2 m<sup>2</sup></b>	<b>4,039 ft<sup>2</sup></b>
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## Services

Mains electricity, water and drainage are available.

## Rates

Rateable Value: £19,750  
Payable 2017/18: £9,460.25

## Lease Terms & Tenure

The property is available by way of a new Full Repairing & Insuring Lease for a minimum 3 or 5 year term at a rental of £26,000 per annum.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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**SUBJECT TO CONTRACT**

**EPC Available on Request**

### E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.