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5 Station Road Industrial Estate, Warrington, WA4 1LB

£2,000 Per Month

SUBSTANTIAL WAREHOUSE UNIT | APPROX. 2,261 SQ FT | LARGE OPEN WAREHOUSE FLOOR | TWO OFFICE / RECEPTION AREAS | MALE & FEMALE WCS | FRONT ROLLER SHUTTER ACCESS | OFF-ROAD PARKING TO FRONT | REAR EXIT | LATCHFORD LOCATION | £2,000 PCM

Howell and Co are delighted to present this substantial commercial warehouse unit, situated within Station Road Industrial Estate in Latchford, Warrington.

Offering approximately 2,261 sq ft of versatile commercial accommodation, the property comprises a substantial open-plan main warehouse floor alongside two separate office/reception areas, making the premises suitable for a variety of business requirements, subject to any necessary consents.

The main warehouse benefits from an electronic roller shutter providing access to the front entrance, while the premises are also equipped with six security cameras and an alarm system with remote access capability, which can be utilised once the incoming tenant has installed broadband. The property further benefits from separate male and female WC facilities and a rear exit.

EXTERNAL



The premises benefit from off-road parking to the front, with pedestrian access and a large roller shutter providing direct access into the warehouse.

OFFICE SPACE/ RECEPTION ROOM



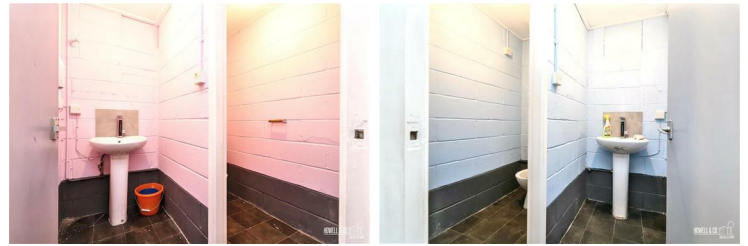
Positioned towards the front of the premises, providing a versatile space suitable for use as a reception, office or administrative area.

OFFICE SPACE



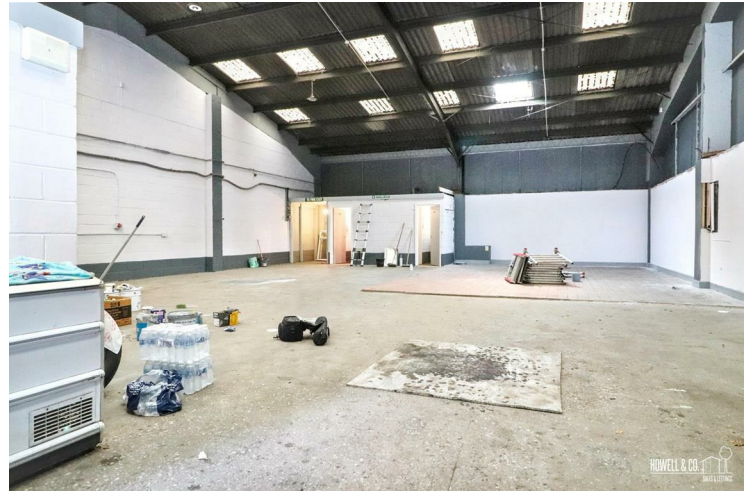
A further separate office providing additional workspace away from the main warehouse floor.

WC



Separate male and female WC facilities, each with wash hand basin.

MAIN WAREHOUSE FLOOR

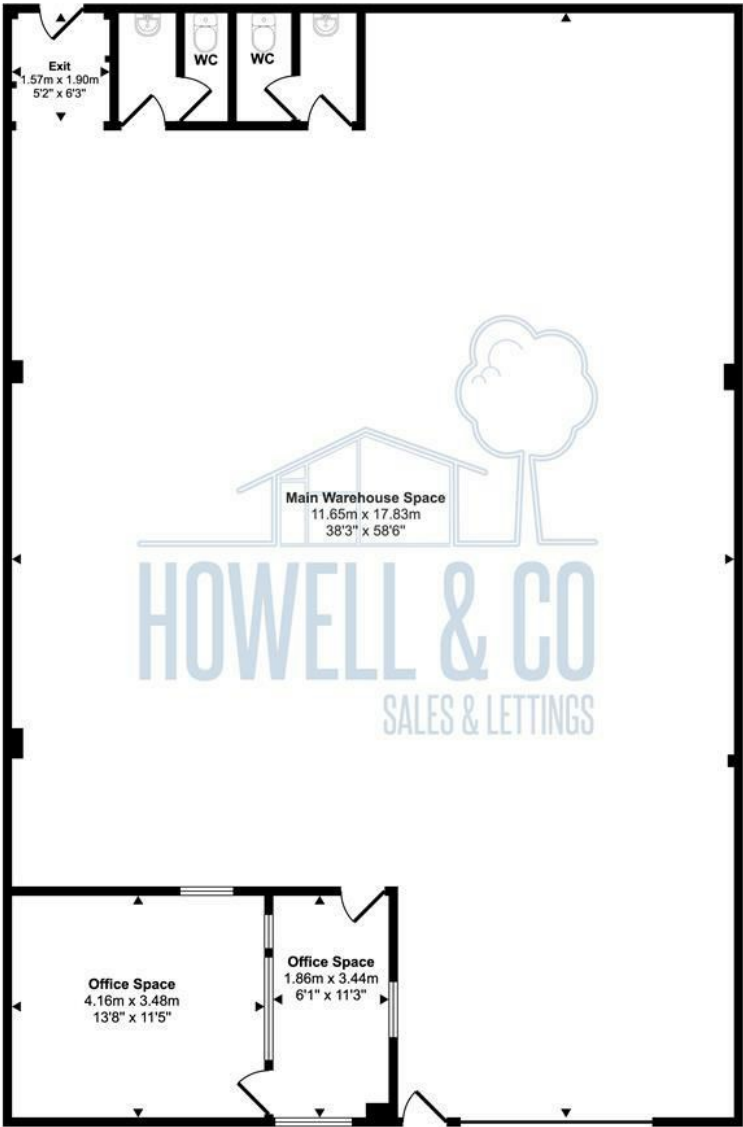


A substantial open-plan warehouse offering excellent flexible commercial space, with a high ceiling and roller shutter access to the front. The warehouse provides ample room for a variety of commercial uses, subject to any necessary consents.



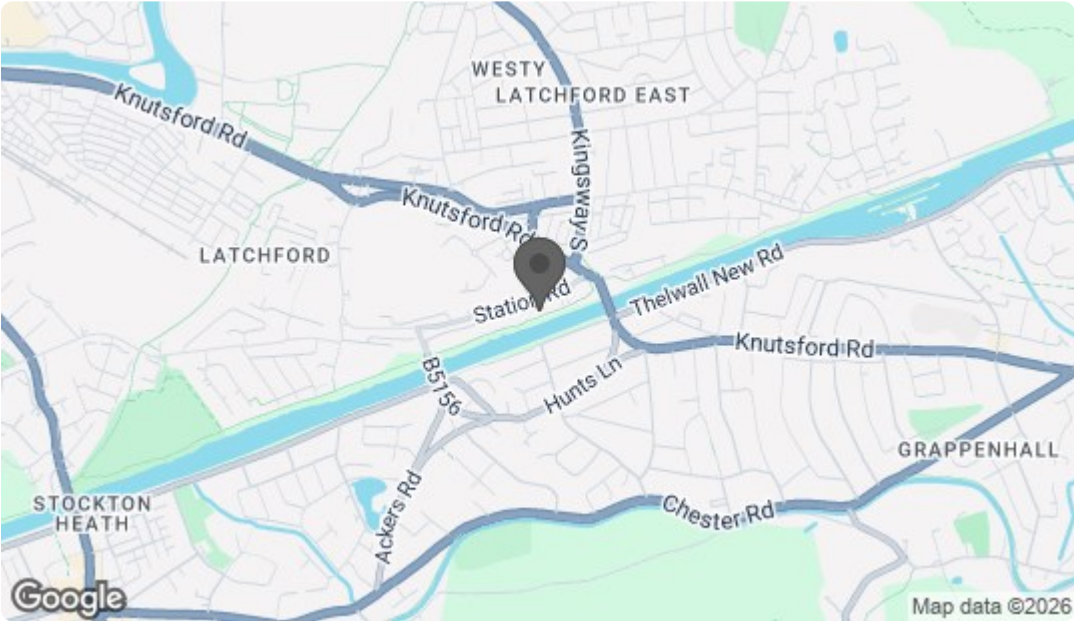


Approx Gross Internal Area
210 sq m / 2261 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		