WAREHOUSE FACILITY WITH OFFICES: 711 CAVENDISH AVENUE BIRCHWOOD PARK WARRINGTON WA3 6DE

TO LET

HIGH QUALITY WAREHOUSE FACILITY WITH OFFICES

14,429 Sq Ft

Key Benefits

- Prime business park location
- Modern detatched building
- Car parking to front of building
- Extensive amenities close by

Roberts VainWilshaw CHARTERED SURVEYORS

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LOCATION

Prominently situated within the well-established Birchwood Park, Warrington, adjoining junction 11 of the M62 motorway and Junction 21 of the M6 motorway. Birchwood Park provides extensive onsite amenities including shopping centre and railway station together with an extensive bus network. A café/restaurant, gymnasium and crèche are also within easy walking distance of the property.

DESCRIPTION

The subject premises benefit from the following features:

- Modern, detached building
- Steel Portal Frame (single span)
- 7.5m Eaves height (9m to Apex)
- 2 level access loading doors
- Large fenced yard to rear of building
- Car parking to front of building
- High quality office content at first floor
- Sodium box lighting in warehouse
- WC's on both floors
- Disabled passenger lift

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measurement Practice (6th Edition). The following floor areas have been calculated:

UNIT	SQ FT	SQ M
Ground Floor Warehouse	11,517	237.76
Ground Floor Reception/Office	803	42.35
First Floor Offices	2,109	40.12
Total	**14,429**	**320.23**

RENT

The current rent passing is £104,738 per annum exclusive.

RATEABLE VALUE

The building is currently assessed as having a rateable value of £71,000. This does not constitute the rates payable.

LEASE TERMS

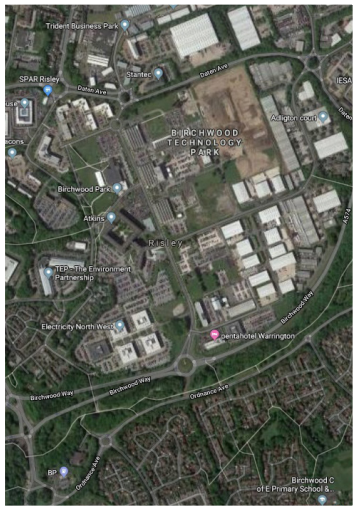
The premises are available by way of an assignment or subletting of the existing head lease. Consideration may be given to a new lease directly with the landlord on terms to be agreed.

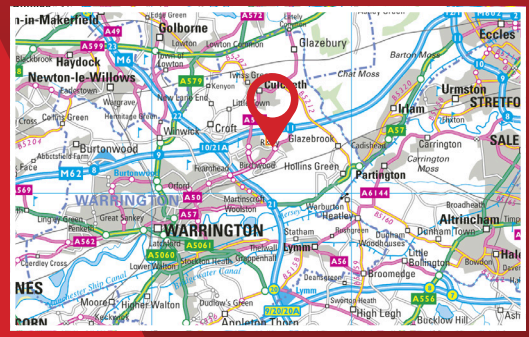
LEGAL COSTS

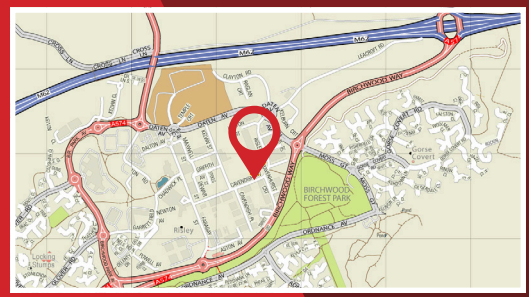
Each party to be responsible for their own legal costs incurred in the transaction.

EPC

Available upon request.







VIEWING

By prior appointment through the joint agents:

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