

**TO LET**  
**UNIT 103/105 HOYLE STREET**  
**WARRINGTON**  
**CHESHIRE**  
**WA5 0LW**



## USEFUL WAREHOUSE/INDUSTRIAL UNIT WITH OFFICE SPACE

**5,000 sq ft**

### Location

The premises are located on the Bewsey Industrial Estate, which is situated approx. 1 mile north of Warrington town centre. Junction 9 of the M62 motorway is approximately 2 miles to the North. Junction 21A of the M6 motorway is approx. 3 miles away.

### Description

The property comprises a pair of industrial/warehouse units of steel portal frame construction with brick/blockwork elevations beneath a pitched asbestos sheet roof. The units have been knocked together to provide 5,000 sq ft of space with two roller shutter doors, two WC's and two small offices. There is parking and loading to the front of the warehouses.

Gas fired central heating to the warehouse and electric heating in the office

### Features

- Self-contained
- Door step parking
- Good loading
- Two roller shutters
- Good access to M62 and M6
- Established industrial area
- 3 phase power

### Lease Term

A new lease for a term to be negotiated

### Rent

£8.50 per sq ft = £3,540 per calendar month

### Services

Electricity, gas and water are connected to the property

### Legal costs

Each party to bear their own costs

### Viewing

Please call Jane Marshall on 07801 373974 for an appointment to view