



**Unit 1C & 1E Forward Works, Bridge Lane,
Woolston, Warrington, WA1 4BA**

4,500 – 10,716 sq. ft.

- **Approx. 1.5 miles from Junction 21 of the M6 (Junction 20) via the A57**
- **Newly installed insulated roof with internal refurbishment underway**
- **Internal overhead cranes available up to 5 tonne**
- **Portacabin offices available of circa. 1,000 sq. ft.**
- **Flexible lease terms**

LOCATION

Forward Works is located down Bridge Lane, which is just off the main A57 Manchester Road in Woolston, 0.5 miles from Junction 21 of the M6, giving excellent access to the motorway network. Warrington Town Centre is 3 miles to the west.

The unit is situated at the front of the Forward Works estate and can be split into 2 – Unit 1C and 1E.

ACCOMMODATION

Floor areas:

| | Size (sq ft) | Size (sq m) |
|-------------------------|-----------------|----------------|
| Portacabin Offices | 1,000 | 92.903 |
| Unit 1C (Front Section) | 5,216 | 484.582 |
| Unit 1E (Back Section) | 4,500 | 418.064 |
| TOTAL | 10,716 | 995.55 |

BUSINESS RATES

The property currently has a Rateable Value of £TBC. Please speak to Warrington Borough Council or the VOA for further details.

ENERGY PERFORMANCE CERTIFICATE

Available upon request

DESCRIPTION

The unit is of steel portal frame construction under steel pitched roof and externally fully clad in profiled sheeting. The specification includes: -

- Approx 8m eaves height
- Main warehouse/production area has loading via an electric ground level loading door.
- 3.2 tonne overhead crane.
- Dedicated parking area and portacabin offices.



LEGAL COSTS

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

VAT

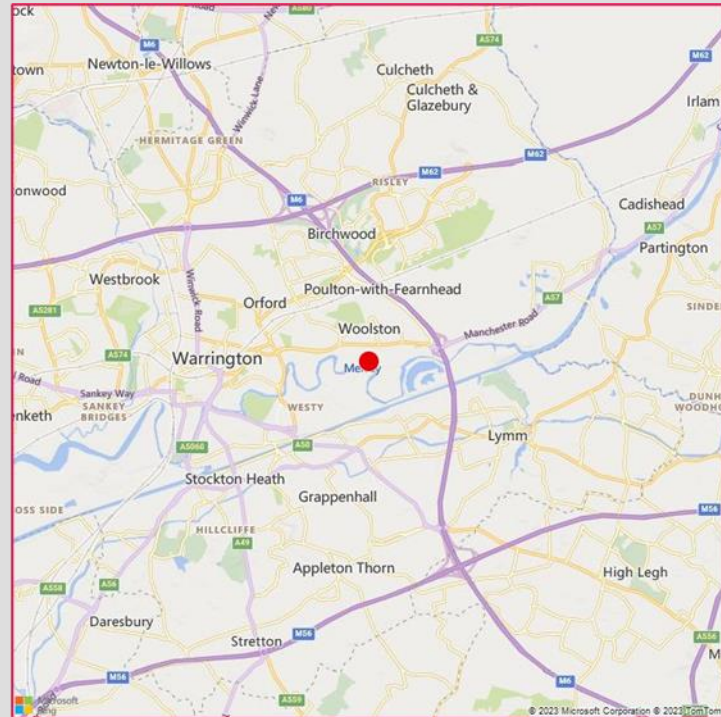
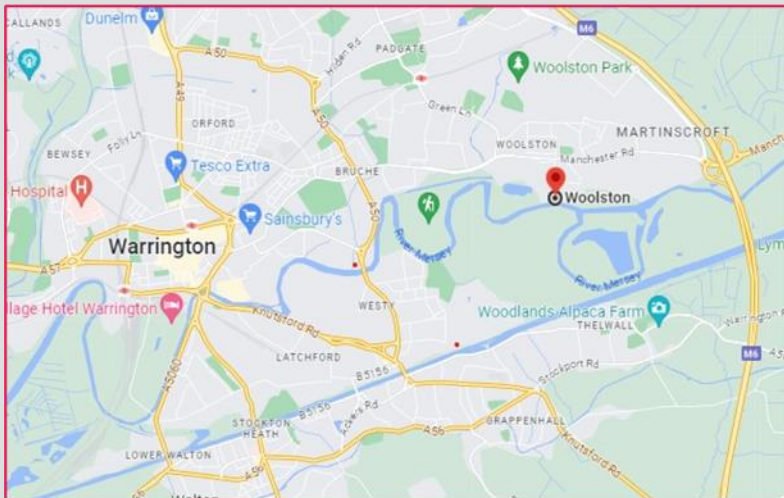
All prices are exclusive of but may be liable to VAT at the prevailing rate.

LEASE TERMS

Available 'To Let' on new full repairing and insuring leases for a term to be agreed.

Anti-Money Laundering

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.



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