



**Ashton Rd, Golborne, Warrington. WA3 3UL**

**4,203 sq. ft.**

- **1 mile North of the A580**
- **2.5 miles from Junction 23, M6 Motorway**
- **New build with 7.27M eaves height, 10M to the apex**
- **Flexible lease terms available**

## LOCATION

The property is situated on Ashton Road in Golborne less than 1 mile North of the A580 East Lancashire Road which in turn provides access to J23 of the M6 motorway approximately 2.5 miles West.

The new build unit is positioned adjacent to Prima House that is occupied by Holrose and Abbot Wade Staircases.

## DESCRIPTION

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

- Approx 7.27m eaves height
- Warehouse/production area has loading via an electric ground level loading door.
- Dimensions: Approx. 23.2m x 16.83m
- Newly installed concrete service yard
- Shell specification

## LEGAL COSTS / VAT

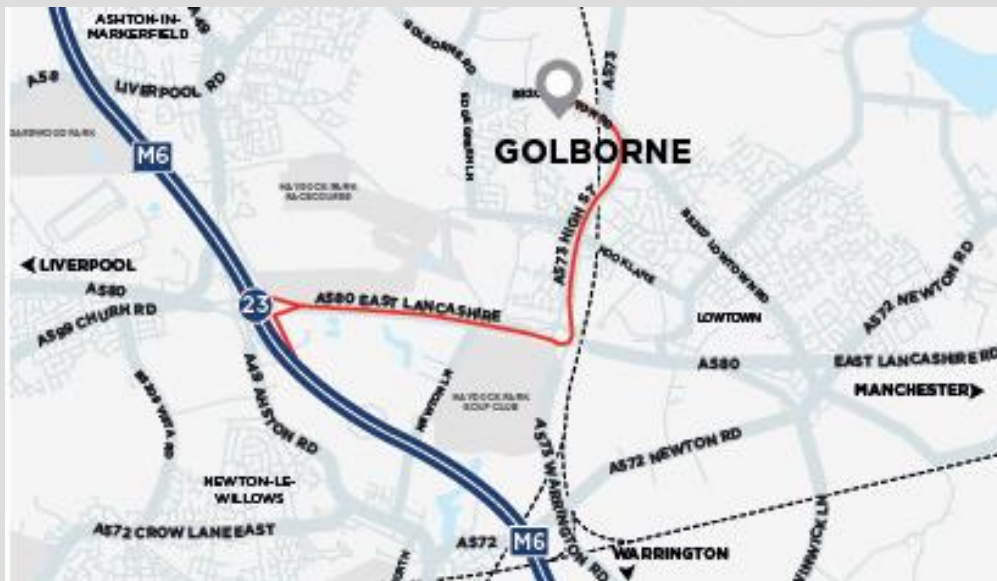
Each party to be responsible for their own legal costs incurred in this transaction. All prices are exclusive of but may be liable to VAT at the prevailing rate.

## LEASE TERMS

Available To Let on new full repairing and insuring leases for a term to be agreed. **Quoting rent is £35,000 per annum**, plus VAT and all other outgoings.

## 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.



## VIEWINGS

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