

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

FOR SALE

Industrial

27 Tarran Way North, Moreton CH46 4UA



Description

The property comprises a portal frame warehouse unit extending to 772.95m²(8,320ft²) with office and w.c facilities, and substantial secure yard area. The unit benefits from 3 phase electricity, gas warm air blowers, two roller shutter doors and parking for approximately 9/10 vehicles.

Location

The property is located on Tarran Way North, within Tarran Way Industrial Estate, an established industrial park on the outskirts of Moreton, in close proximity to Junction 1 of the M53 Motorway.

0151 647 9272

27 Tarran Way North, Moreton CH46 4UA

Sale Price

Upon Application

Rental Price

£24,000 per annum

Accommodation

Office	46.83m ²	504ft ²
Warehouse	726.13m ²	7816ft ²

W.C & Kitchen facilities

Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred in the preparation of the new lease.

VAT Statement

All price and rents quoted are exclusive of VAT.

Tenure

The premises are available by way of a new Full Repairing and Insuring lease the length of which is negotiable.

Rating Assessment

Ratable Value 2018/2019	£20,750
-------------------------	---------

Strictly by arrangement with agent.



Jason Wadeson
Commercial Agency / Management
E: jxw@smithandsons.net
T: 0151 647 9272

0151 647 9272

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.