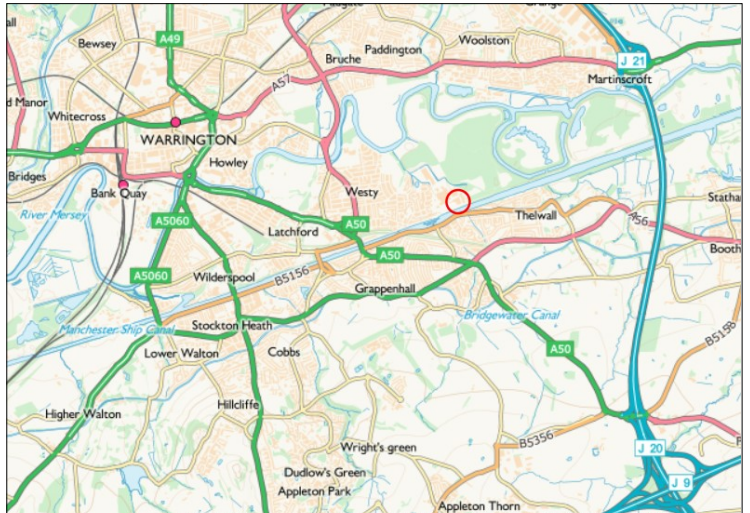


# to let

## Storage Land

### 1.5 acres



Land off Thewell Lane

Latchford

Warrington

WA4 1PD

- Secure Site
- Good Motorway Access
- May Divide

MORGANWILLIAMS.com

01925 414909

## Location

The land is situated on Thelwall Lane in South Warrington, 2 miles from the Town Centre, just off the main junction of Kingsway South (A50) and Knutsford Road (A5061).

Access to the National Motorway Network can be obtained within approximately 2 miles at the M6/M56 Interchange.

## Description

A level site with gated access. The land is stoned and provides storage land.

## Site Area

1.5 acres (6,320 sq m).

## Services

None.

## Rates

Rateable Value: No current rating assessment.

## Lease Terms

Flexible Licence terms.

## Rental

£36,000 per annum per acre.

## Legal Costs

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

## Contact

For further information or to arrange a viewing please email or contact Morgan Williams, 01925 414909.

Malcolm Morgan      MMorgan@morganwilliams.com  
Joshua Morgan        JSMorgan@morganwilliams.com

For details of other properties, our website address is  
[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

### E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.