

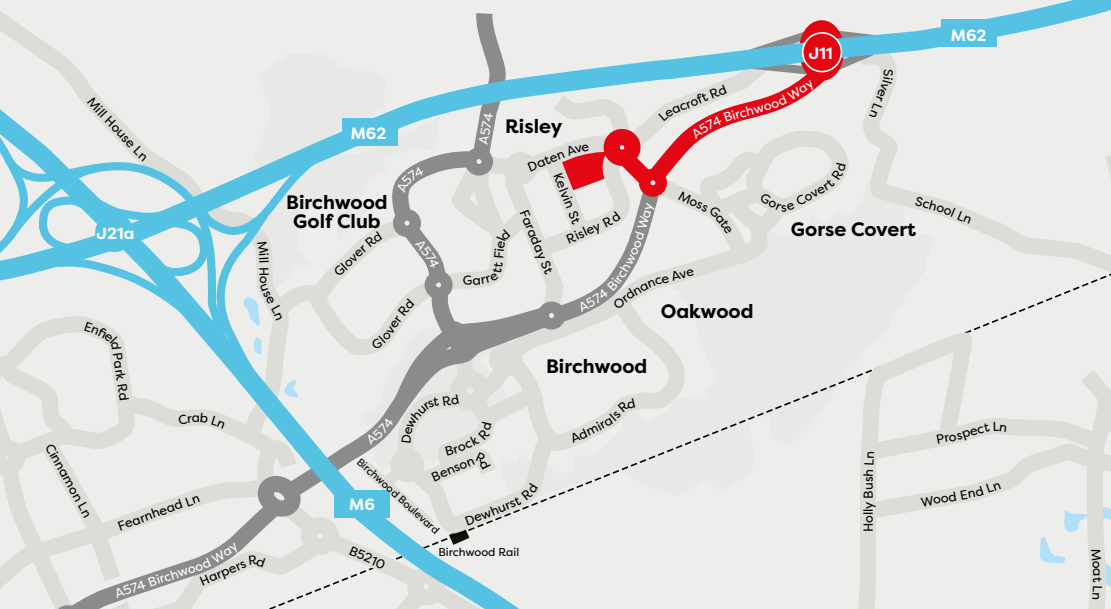
UNIT 3 HEATON COURT

JUNCTION 11 M62
RISLEY ROAD BIRCHWOOD
WARRINGTON WA3 6QU



AVAILABLE FOR IMMEDIATE OCCUPATION

TO LET REFURBISHED WAREHOUSE UNIT 18,045 SQ FT (1,676 SQ M)



LOCATION

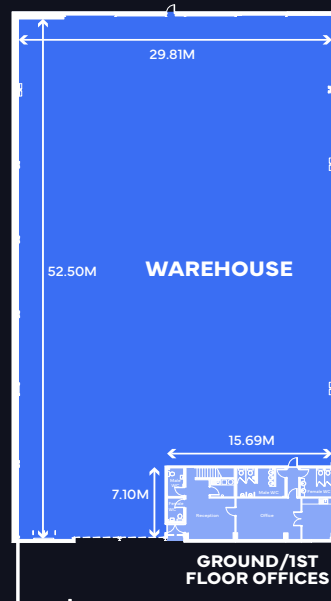
The unit is situated on Heaton Court, immediately off Risley Road and within 1/2 mile of junction 11 of the M62 motorway. The M62/M6 intersection lies approximately 2 miles to the west and Warrington town centre 5 miles away.

DESCRIPTION

The mid terraced unit provides the following specification:

- **Steel portal frame unit**
- **6m eaves height**
- **Blockwork walls to approximately 2.5m and clad above**
- **Pitched roof incorporating approximately 10% roof lights**
- **No. 2 up and over loading doors (4m wide by 5m high)**
- **Warehouse lighting**
- **Two storey offices**

TYPICAL PLAN



ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	1,453.63	15,647
OFFICES	222.80	2,398
TOTAL	1,676.43	18,045

TERMS

The property is available To Let on flexible terms.

EPC

The building has a rating of D78. A certificate is available on request.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.



B8RE & JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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 correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of B8RE & JLL has any authority to make or give any representation or warranty in relation to this property. January 2026. Designed & Produced by Creativeworld. Tel 01282 858200.

CONTACT

All enquiries to the joint letting agents.



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