

DALLAM ONE

Folly Lane,
Warrington
WA5 0ND



1.5 miles from J9 M62



6-7.5m eaves height



8 drive in loading doors



Warehouse heating



LED warehouse lighting



Gated and barrier access to site

TO LET

Refurbished Detached Manufacturing/Warehouse Unit with 2 Storey Offices

51,717 SQ FT AVAILABLE IMMEDIATELY

Potential to offer **101,367 sq ft** on **Circa 6.75 acres**
(subject to separate negotiation)














A49 Winwick Road

DALLAM
ONE

SPECIFICATION

-  Recently refurbished throughout
-  Original part built with steel truss roof with brick elevations
-  Extended part built with steel portal frame with metal clad elevations
-  8 no. drive in loading doors
-  Warehouse heating
-  LED warehouse lighting
-  3 Phase power and gas supply
-  Two-storey open plan offices
-  Service yard and loading to two elevations
-  Additional 0.5 acre fenced and gated yard

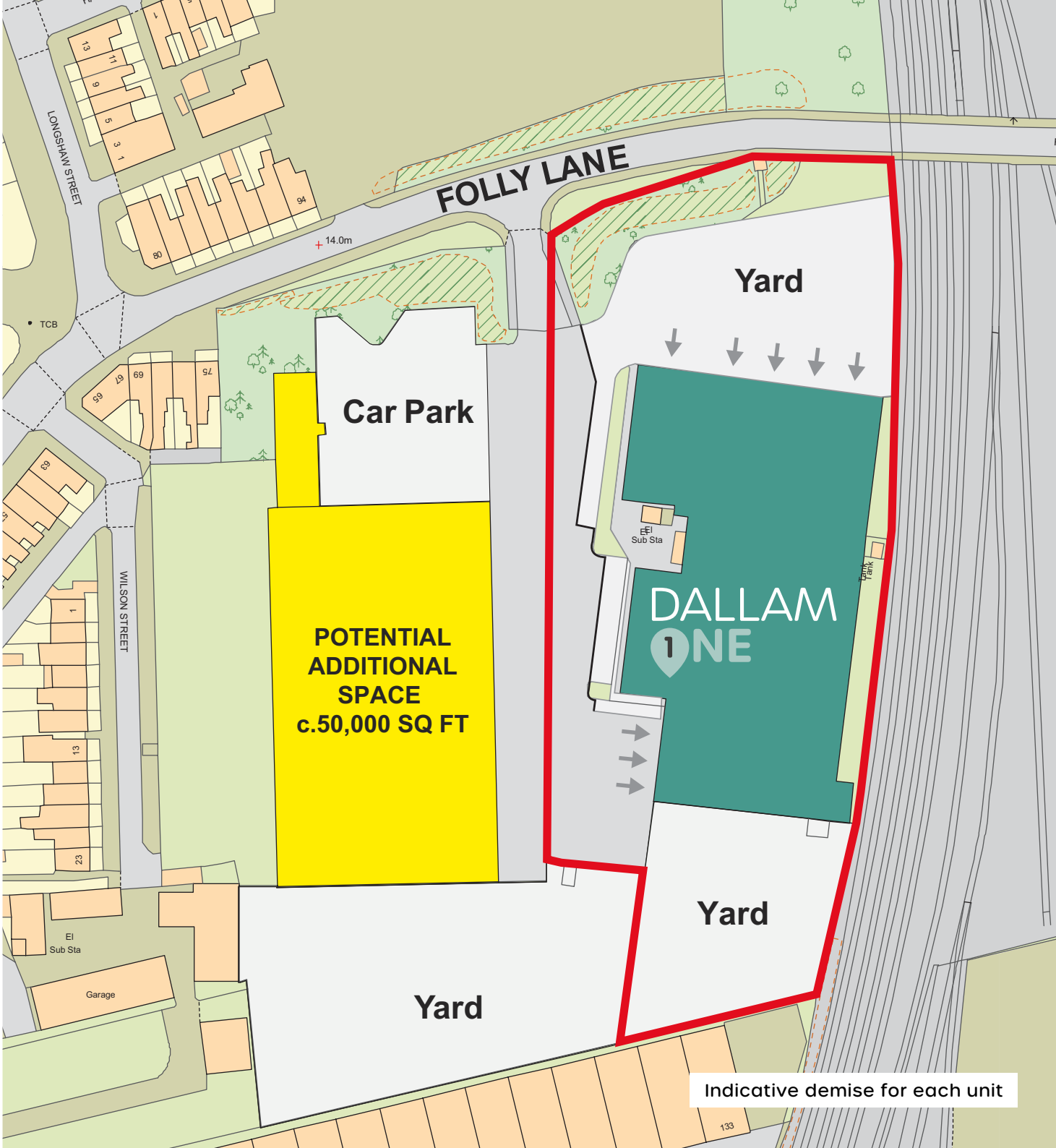


ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following floor areas calculated:

Floor	Use	Sq ft	Sq m
Ground	Warehouse	42,650	3,962
Ground	Works WC's and stores	1,958	182
First	Former canteen	1,281	119
Ground	Offices	2,914	271
First	Offices	2,914	271
TOTAL		51,717	4,805

Potential for an additional **49,650 sq ft**. This offers an opportunity for a single occupier to take **101,367 sq ft** on **Circa 6.75 acres**.

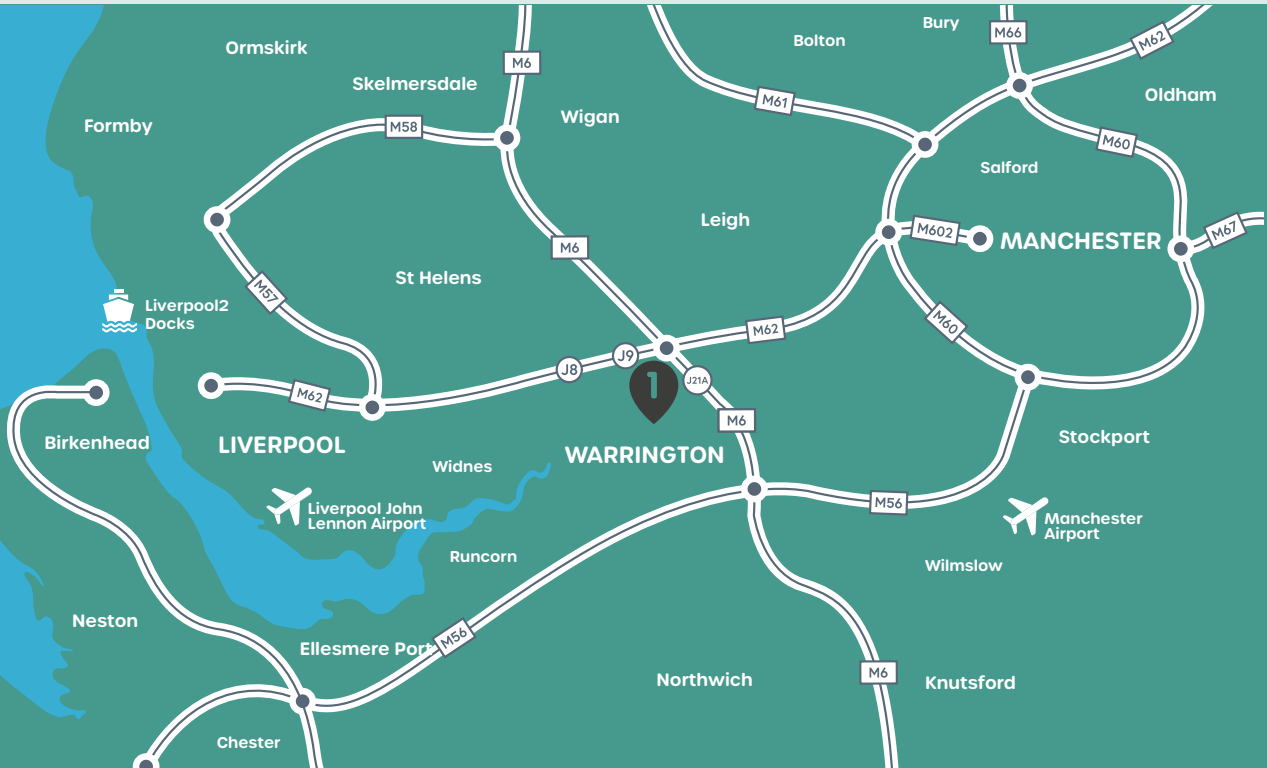


Indicative demise for each unit

LOCATION

Dallam 1 is situated on Folly Lane, just off the **A49 (Winwick Road)** which offers dual carriageway access to **Junction 9** of the **M62 1.5 miles to the north**.

The **M6/M62** interchange is approximately **3 miles away**.



Nearby amenities



Warrington Town Centre and Warrington Central railway station are approximately

0.5 mile
to the south



DALLAM
ONE

POTENTIAL
ADDITIONAL SPACE
c.50,000 SQ FT

FURTHER INFO

TERMS

The property is available to let on full repairing and insuring lease terms. Rent on application.

VAT

Prices quoted are exclusive of, but may be liable to VAT.

LEGAL COSTS

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

EPC

Available on application.

CONTACT

For more information or to arrange a viewing, please contact the joint agents:

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