

**Spectrum 23 Sankey Valley Industrial Estate,  
Newton-Le-Willows, WA12 8DN**

**B8**  
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**TO LET**

**47,133 sq ft (4,376.55 sq m)**



**DETACHED INDUSTRIAL / WAREHOUSE UNIT**

## LOCATION

The subject unit is located on Anglezarke Road within the established Sankey Valley Industrial Estate.

The A572 (Crow Lane East) and A49 (Ashton Road) provide access to Junction 23 of the M6 Motorway which is positioned within 2.5 miles of the property. From here the A580 East Lancashire Road) provides direct access to Manchester and Liverpool.

The unit is positioned within a half mile of Earlestown Station providing direct access to Manchester City Centre and its satellite towns.



## DESCRIPTION

The property comprises a detached warehouse unit with two storey offices on a site of 3 acres, benefiting from the following specifications:

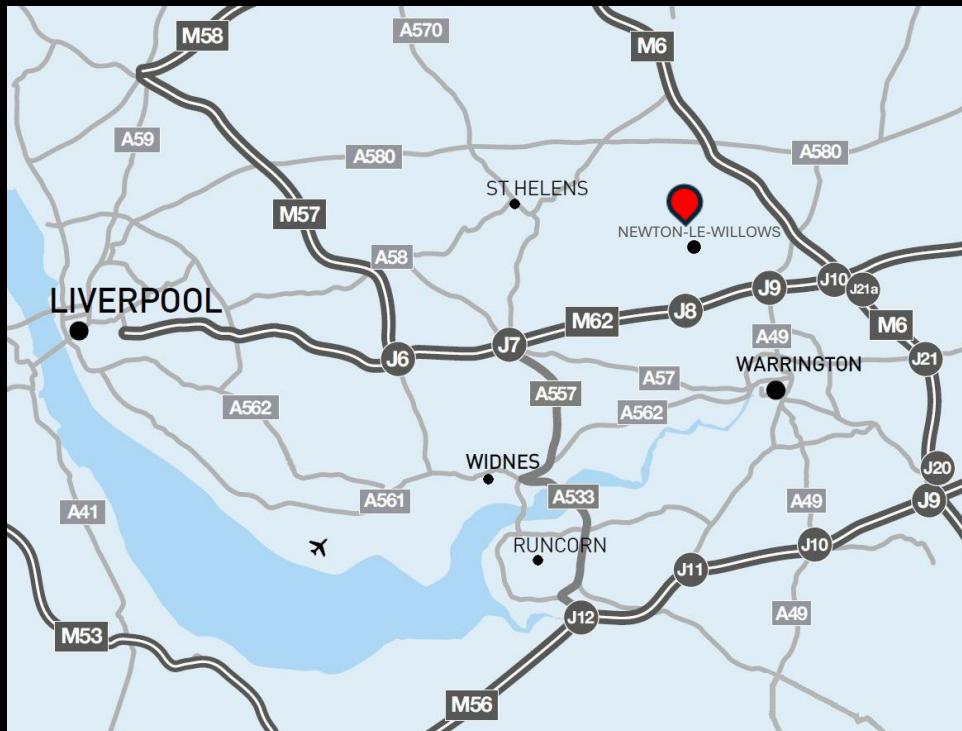
- Dedicated parking with approximately 60 spaces
- LED lighting throughout
- 4 drive in loading doors
- 2 dock level loading doors
- 5m eaves height
- Fully fenced and gated site



## ACCOMMODATION

The property has been measured in accordance with RICS Property Measurement 2<sup>nd</sup> Edition, and we calculate the property to extend to the following Gross Internal Area as defined by The Code of Measuring Practice 6<sup>th</sup> Edition.

Description	Size (sq ft)	Size (sq m)
Warehouse	37,344	3,469.22
Offices	5,953	553.00
Canopies	3,816	354.33
<b>Total</b>	<b>47,113</b>	<b>4,376.55</b>



## TENURE

The property is available by way of a new Full Repairing and Insuring lease. Terms to be agreed. Pricing available on request.

## Business Rates

Interested parties should make their own enquiries to the local authority - Warrington Borough Council.

## EPC

Available upon request.

## LEGAL COSTS

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

## 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.

## CONTACT

For further information / viewings please contact:

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