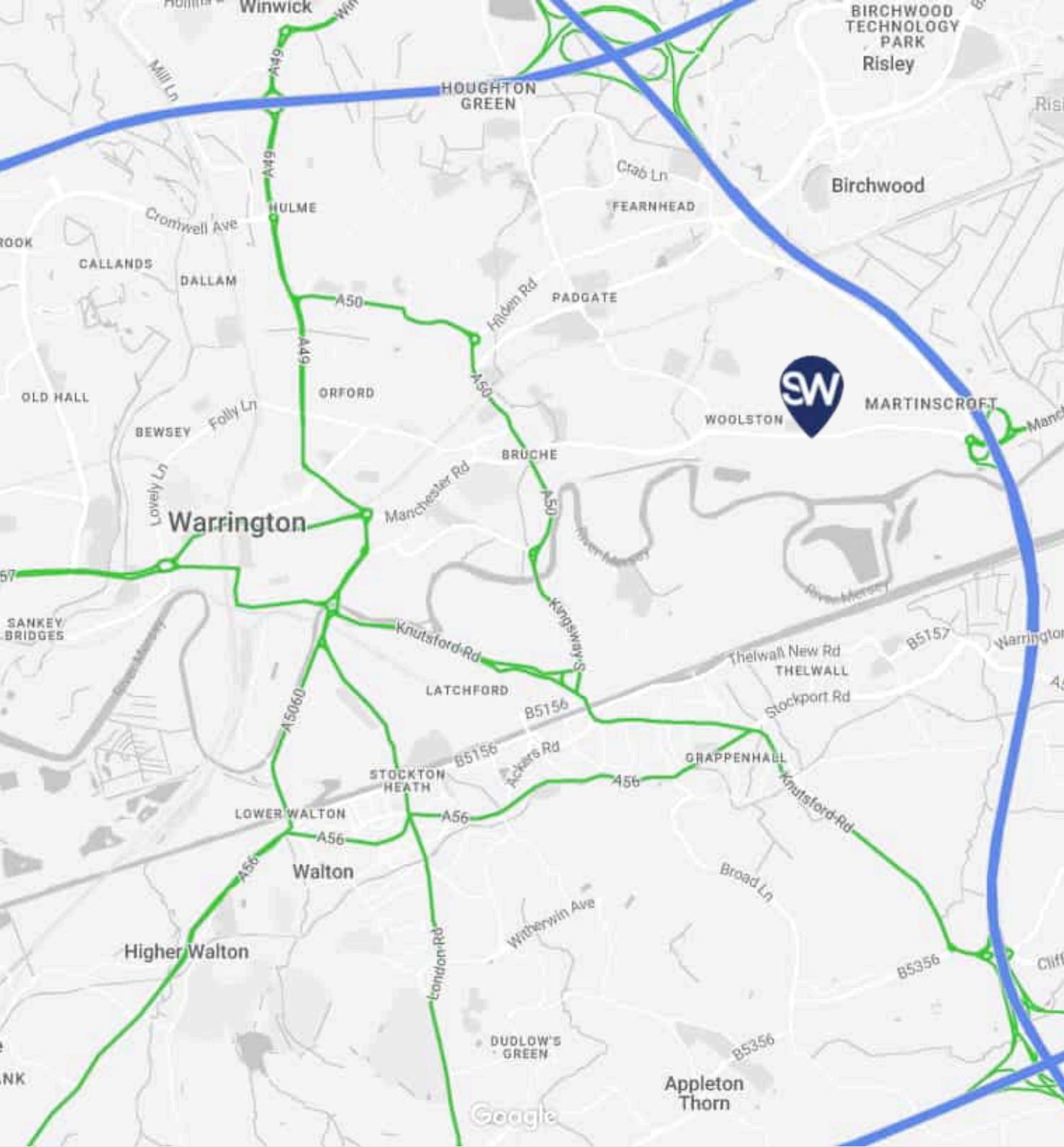




TO LET

25,135 Sq. ft Industrial Unit (Undergoing Refurbishment)
Unit 3 / 3a New Cut Lane Industrial Estate, Warrington, WA1 4AQ

SW
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Location

The property is situated near the established Hardwick Grange Industrial Estate, located in Warrington. This strategic location offers excellent connectivity, lying approximately 3 miles east of Warrington town centre and benefitting from immediate access to Junction 21 of the M6 motorway, which in turn provides links to the M62 and wider regional motorway network with Manchester and Liverpool both accessible within a 30–40 minute drive.

Hardwick Grange is a well-regarded industrial and logistics hub, home to a range of national and regional occupiers. Surrounding amenities include local retail and food outlets, with Warrington town centre providing a broader range of services and public transport links.

Connectivity



Journey Time By Car

Manchester	19.8 Miles (30 Mins)
Liverpool	22 Mile (35 Mins)
Preston	33 Miles (47 Mins)
Crewe	28 Miles (50 Mins)



Description

The subject property comprises a single-storey detached factory, occupying an approximate site area of 1.3 acres, and benefits from loading and yard areas to both the east and west elevations.

The building includes office accommodation and an open-plan factory area, with a retained party wall separating the original structure (Unit 3) from a more recent extension (Unit 3a).

The factory offers an eaves height of 12 feet (with 9 feet to the underside of the haunch) and is served by two roller shutter doors, each measuring 12 feet wide by 10 feet high. The property also benefits from vehicular parking, yard areas, and landscaped grounds to the rear.

Please note: The unit is currently undergoing a comprehensive refurbishment prior to occupation.

Site Area

The property is situated on a site extending to 0.52 Hectares (1.3 Acres).

Accommodation

We have measured the property on a Gross Internal Area (GIA) basis as below:-

Accommodation	Sq M	Sq Ft
Factory	2,095.10	22,551
Office / Amenities	240.07	2,584
Total	2,335.17	25,135



EPC

A full copy of the EPC is available upon request.

Rateable Value

£87,500 (2023 Rating List).

Terms

The property is available on a new lease on a FRI basis.
The length of lease by negotiation.

Rent

£140,000 per annum

VAT

VAT is applicable to this transaction.

Legal Costs:

Each party will be responsible for their own legal costs incurred.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.







Viewings

Viewing strictly by appointment only with the agent.
For further information please contact:-

Adam Marshall

0161 259 7027 | adam.marshall@sw.co.uk

Tom Parker

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August 2025



**Sanderson
Weatherall**