

Unit 2A
Penketh Business Park
Warrington WA5 2TJ

B8

01925 320 520
www.b8re.com

TO LET

END OF TERRACE WITH SECURE YARD



29,450 SQ FT (2,735.9 SQ M)

LOCATION

This property, only 1.5 miles west of Warrington Town Centre, enjoys excellent frontage on to Liverpool Road which in turn provides direct access to the A57. This is one of the main arterial routes through Warrington and linking it with the M62 to the North West and M6 motorway to the South East.

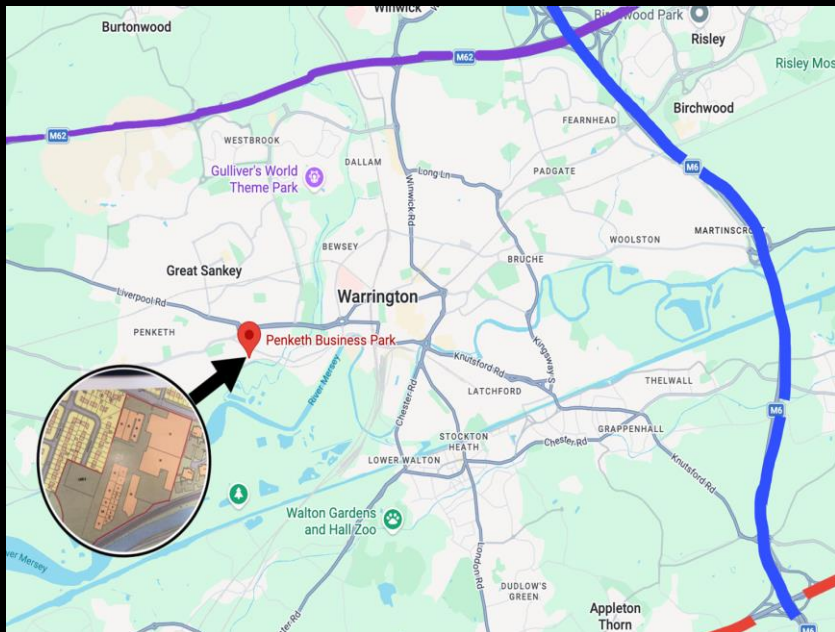
Warrington has excellent road communications with the M62 (Trans Pennine Motorway) serving Liverpool, Manchester, and Leeds. The M6 motorway to the East of the town provides direct links to Birmingham to the South together with Preston, Lancaster, Carlisle and Glasgow to the north. The M56 motorway, immediately to the South of Warrington, provides access to North Wales and the South Manchester conurbation.

DESCRIPTION

The property features mainly a secure open storage site with the addition of some covered loading:

- Part brick part profile metal clad elevations
- Pitched roof
- Level access loading doors leading to private and shared service yard and parking areas
- Fully fenced site
- W/C facilities
- 3 phase power supply





TERMS

Available on a new Full Repairing and Insuring lease. Terms to be agreed. Price on application.

LEGAL COSTS

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

EPC

Available upon request.

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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