



# PENKETH

BUSINESS PARK

Liverpool Road, Great Sankey,  
Warrington, WA5 2TJ

# TO LET

Industrial Units From 412 sq ft  
to 45,000 sq ft

Caissoni



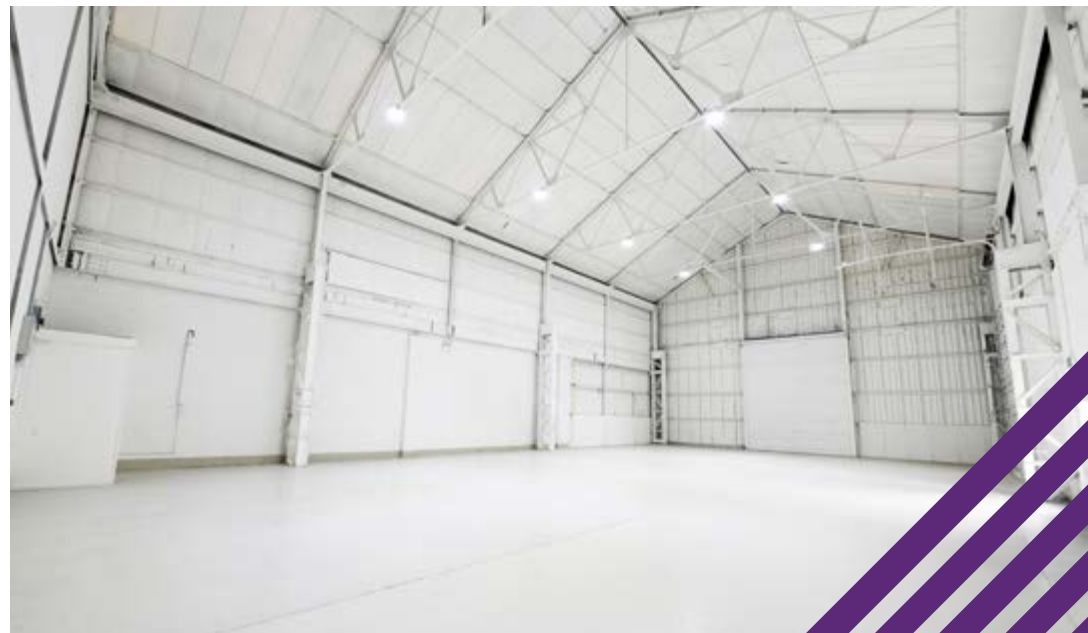
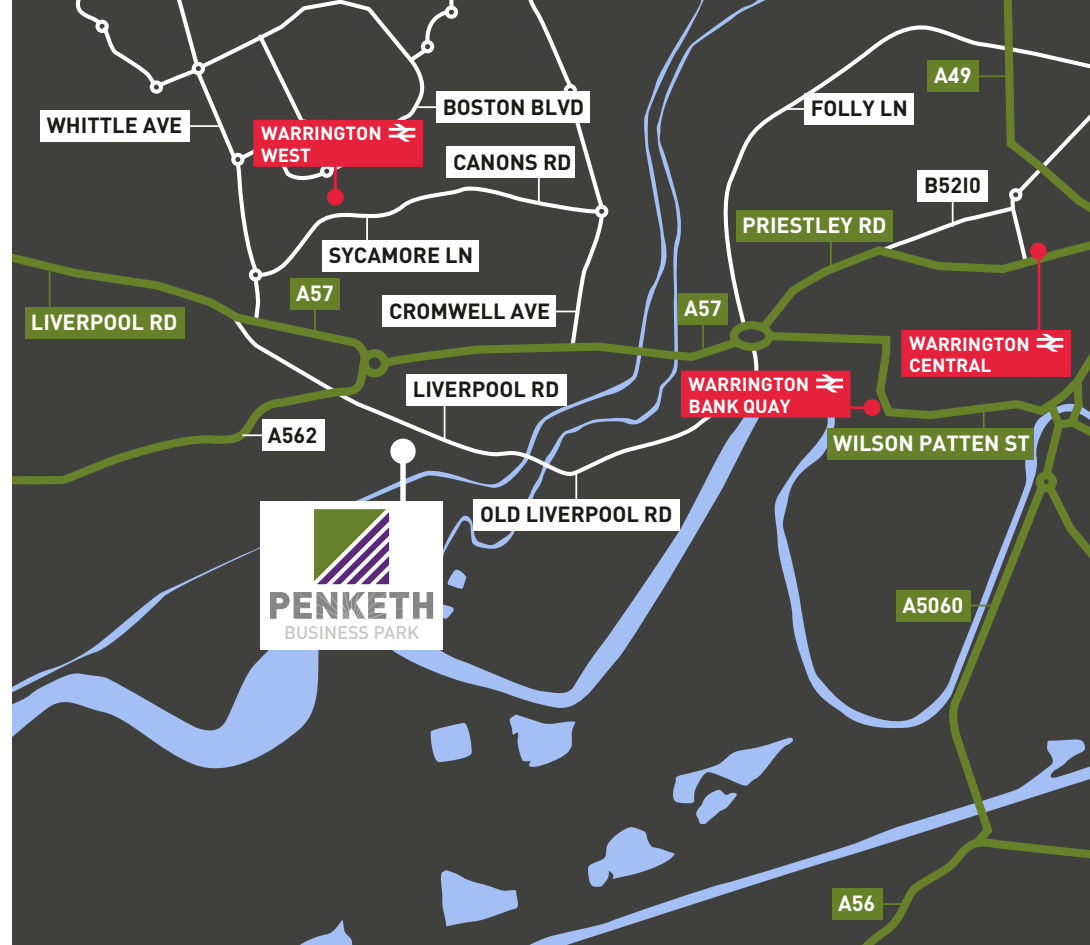
- Prominently located estate fronting A57
- Good access to M62, M6 and M56
- Suitable for E(g), B2 and B8 Use Classes
- Within 1.5 miles of Warrington Town Centre
- Secure estate with perimeter fencing and CCTV

## LOCATION

The estate is prominently located within 1.5 miles of Warrington Town Centre, with immediate frontage onto the A57 (Liverpool Road) which provides links to Junction 8 of the M62 motorway. The M6 and M56 motorways are also nearby, being approximately 5.5 miles and 6 miles away, respectively.

The business park's close proximity to the heart of Warrington Centre enables excellent access to the local highly skilled workforce and first-rate public transport infrastructure, including Warrington Bank Quay, which is less than 2 miles away.

The estate provides 30 units, extending to 150,000 sq ft and ranging from 412 sq ft to 45,000 sq ft, plus 21 container units for more flexible agreements.





## DESCRIPTION

The units are generally of a steel portal frame construction with either full or part profile steel cladding, with a mix of full height clad and block elevations under a pitched metal clad roof. Units are generally refurbished to the following specification:

- Translucent roof lights, with the majority of warehouse lighting recently upgraded to LED
- Internal eaves height ranging from 3.66 – 9.04m
- Electric, ground level access loading doors
- Fully refurbished offices / amenity areas
- Dedicated parking and shared loading areas
- Perimeter fencing and gated entrance
- 3 phase electric supply

## AVAILABILITY

Industrial units from 412 sq ft to 45,000 sq ft.  
Contact the agents for availability.



## TERMS

The units are available by way of new full repairing and insuring leases on terms to be agreed, with further details available upon request.

## RATEABLE VALUE

Prospective tenants should make their own enquiries with Warrington Borough Council.

## VAT

All rents quoted are exclusive of VAT, but may be liable at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

## EPCs

Available on request.

## VIEWING

Strictly via appointment only with the joint agents.



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