

TO LET

B8

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SPECTRUM 23 BUSINESS PARK, NEWTON-LE-WILLOWS, WA12 8DN



47,133 SQ FT (4,376.55 SQ M) DETACHED INDUSTRIAL UNIT ON 3 ACRES

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.

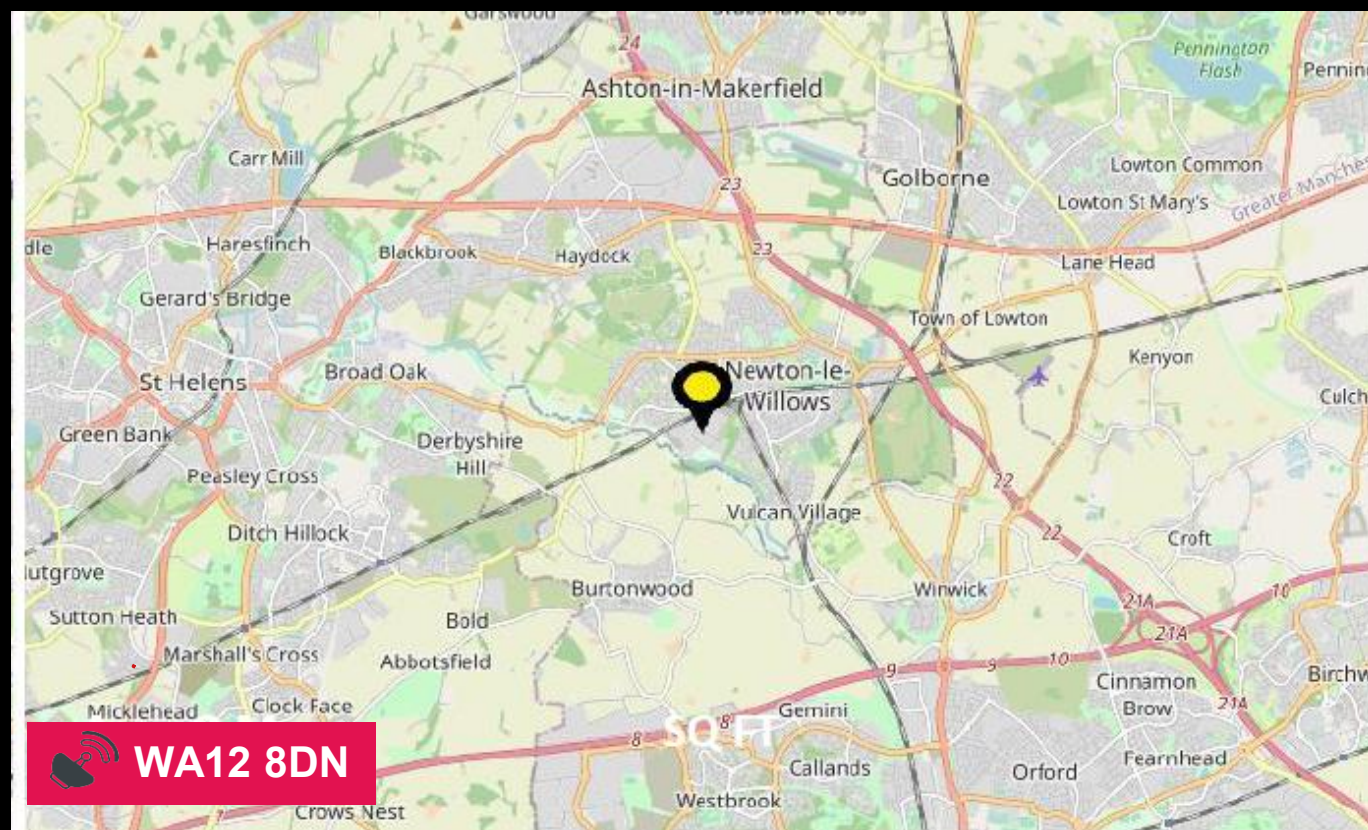
The unit is positioned within a half mile of Earlestown Station providing direct access to Manchester City Centre and its satellite towns.

DESCRIPTION

SPECIFICATION

- Detached warehouse/distribution unit close
- Proximity to Junction 22/23 of M6 Motorway
- Dedicated parking with approximately 60 spaces
- LED lighting throughout
- Access via a combination of 4 drive in doors
- 2 dock level loading doors
- Eaves height from 5m.
- Fully fenced and gated site
- 3 phase electric power supply





ACCOMMODATION

We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Gross Internal Area as defined by The Code of Measuring Practice 6th Edition:-

	SQ. FT.	SQ M.
Warehouse	41,160	3,823.55
Office/Amenities	5,953	553.00
TOTAL	47,113	4,376.55

The property sits on a site area of approx. 3 acres.

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.

TERMS / TENURE

New Full Repairing and Insuring lease.

RATEABLE VALUE

Interested parties should make their own enquiries to the local authority – St Helens Council.

LEGAL COSTS

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

CONTACT

For further information please contact:-

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