

JUNCTION 11 M62
RISLEY ROAD BIRCHWOOD
WARRINGTON WA3 6QU

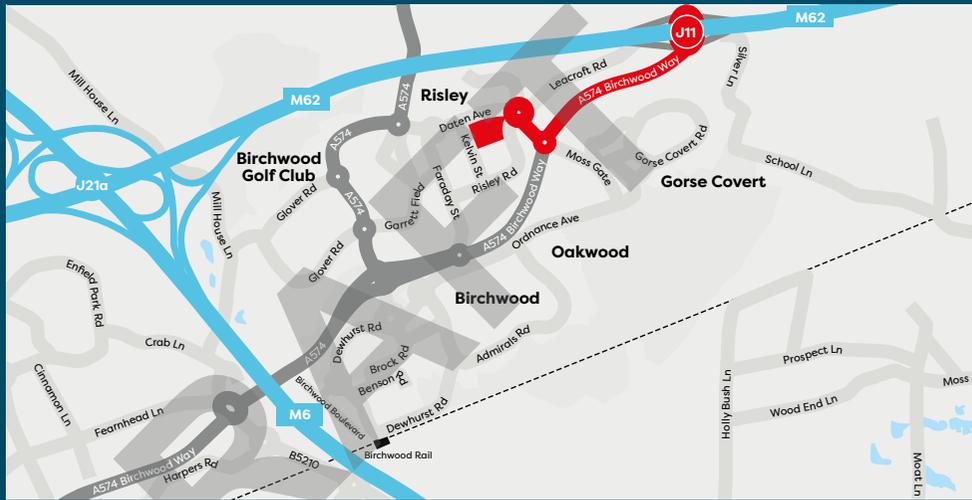
HEATON COURT

3



TO LET
REFURBISHED
WAREHOUSE
UNIT
18,045 SQ FT
(1,676 SQ M)

AVAILABLE FROM AUGUST 2026



LOCATION

The unit is situated on Heaton Court, immediately off Risley Road and within 1/2 mile of junction 11 of the M62 motorway. The M62/M6 intersection lies approximately 2 miles to the west and Warrington town centre 5 miles away.

DESCRIPTION

The mid terraced unit provides the following specification:

- Steel portal frame unit
- 6m eaves height
- Blockwork walls to approximately 2.5m and clad above
- Pitched roof incorporating approximately 10% roof lights
- No. 2 up and over loading doors (4m wide by 5m high)
- Warehouse lighting
- Two storey offices

ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	1,453.63	15,647
OFFICES	222.80	2,398
TOTAL	1,676.43	18,045

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TYPICAL PLAN



TERMS

The property is available To Let on flexible terms.



EPC

The building has a rating of D78. A certificate is available on request.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

CONTACT

All enquiries to the joint letting agents.



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