DTRE

TO LET
INDUSTRIAL & LOGISTICS



83,690 sq ft

8 Leacroft Road

Birchwood, Warrington WA3 6PJ

To be refurbished
Available for occupation Q4 2027

Property overview

- 9.4m eaves height
- 50m deep, fenced and gated yard
- Parking for 20 trailers
- Separate car park
- 13 dock level loading doors
- 1 drive-in level access loading door
- Two-storey office accommodation
- To be refurbished, ready for occupation in Q4 2027

Accommodation

AREA	SQ FT	SQ M
Warehouse	76,746	7,129.94
Offices (ground)	2,315	215.07
Offices (first)	2,316	215.16
Storage (second)	2,313	214.88
Total	**83,690**	**7,775.05**

LOADING AND YARD



SITE BOUNDARY (INDICATIVE)



Location

Warrington is recognised as one of the UK's key industrial, logistics and distribution centres, occupying a prime, strategic location at the heart of the North West region, approximately 12 miles west of Manchester, 20 miles east of Liverpool and 180 miles north west of London. The property is located close to the M6 and M62 interchange, with excellent access from Junction 11 of the M62. The M56 is also within easy reach. Situated in a prominent position on Leacroft Road in an established commercial, industrial and distribution location, nearby occupiers include Yodel, Walkers Crisps, DHL, Iceland, Travis Perkins and Amazon to name a few.

LOCAL ROAD NETWORK



REGIONAL CONTEXT



Map data ©2026 Google.

Terms

TENURE	Available by way of a new lease
EPC	Target A
VAT	Applicable at the prevailing rate
LEGAL COSTS	Each party to bear its own

VIEWING

Strictly by appointment through the letting agents.

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