



Gawsworth Court

Risley Road, Birchwood Park,
Warrington WA3 6NJ

5 mins from J11 M62
and J21A M6



Three phase
electricity



Large secure
yards



**REFURBISHED INDUSTRIAL /
WAREHOUSE ACCOMMODATION**

TO LET 8,939 – 18,644 SQ FT
(830 – 1,732 SQ M)

DESCRIPTION

Gawsworth Court is a modern estate providing 7 light industrial/warehouse units with ancillary offices.

Externally the units benefit from extensive concrete yards and tarmac car parking areas. The property is secured by metal fencing to the perimeter boundary.



**SEVEN LIGHT INDUSTRIAL/
WAREHOUSE UNITS
WITH ANCILLARY OFFICES**

The premises provide the following specification:



Undergoing
full refurbishment



Roller
shutter doors



Steel portal frame
construction



WC facilities



Blockwork walls
and profile metal
cladding to eaves



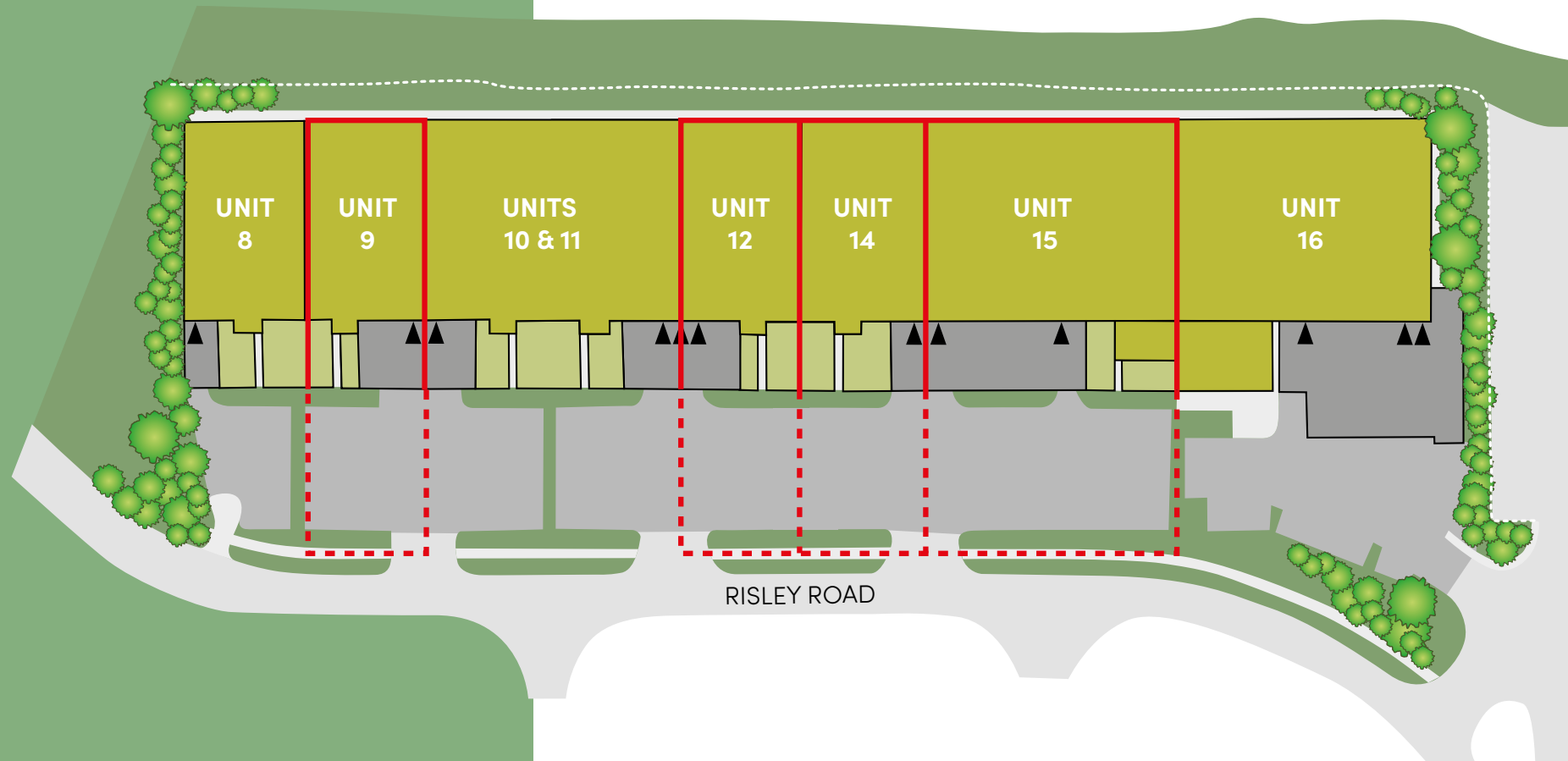
Quality office
accommodation



5.65m eaves height



Large external
yard and parking



ACCOMMODATION

The premises have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provides the following areas:

	SQ FT	SQ M
Unit 8	LET	
Unit 9	9,500	882.6
Units 10 & 11	LET	
Unit 12	8,939	830.4
Unit 14	8,966	832.9
Unit 15	18,644	1,732.1
Unit 16	LET	

UNITS FROM
8,939 – 18,644 SQ FT
(830 – 1,732 SQ M)



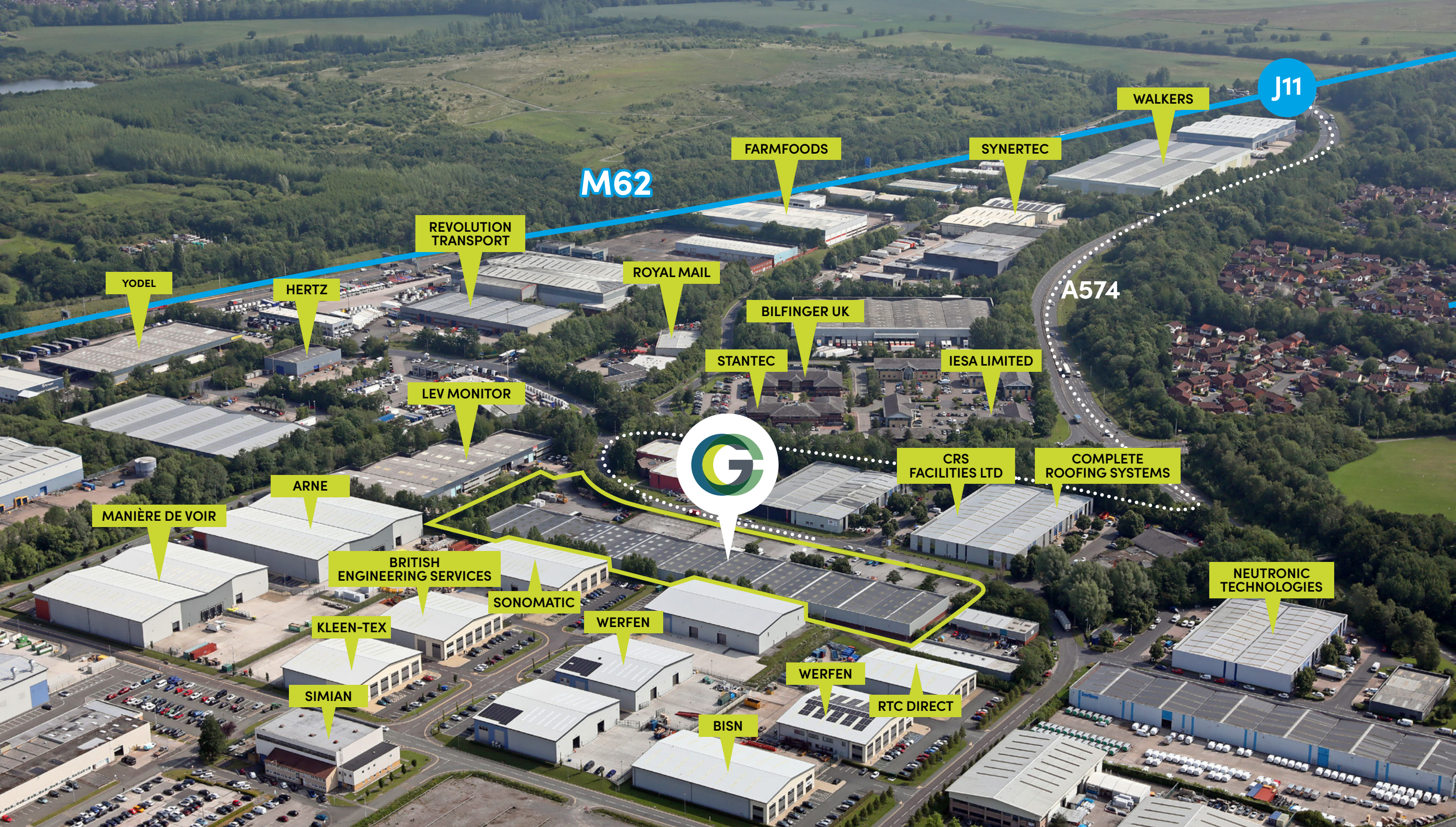


LOCATION

Gawsworth Court is situated on Risley Road, accessed via Birchwood Way (A574), providing direct access to Junction 11 of the M62 Motorway. Junction 21A of the M6 motorway is located within 3 miles.

DIRECT ACCESS TO THE M62 AND M6 MOTORWAY





M62

J11

WALKERS

FARMFOODS

SYNERTEC

REVOLUTION
TRANSPORT

ROYAL MAIL

YODEL

HERTZ

BILFINGER UK

A574

STANTEC

IESA LIMITED

LEV MONITOR

ARNE

CRS
FACILITIES LTD

COMPLETE
ROOFING SYSTEMS

MANIÈRE DE VOIR

BRITISH
ENGINEERING SERVICES

SONOMATIC

NEUTRONIC
TECHNOLOGIES

KLEEN-TEX

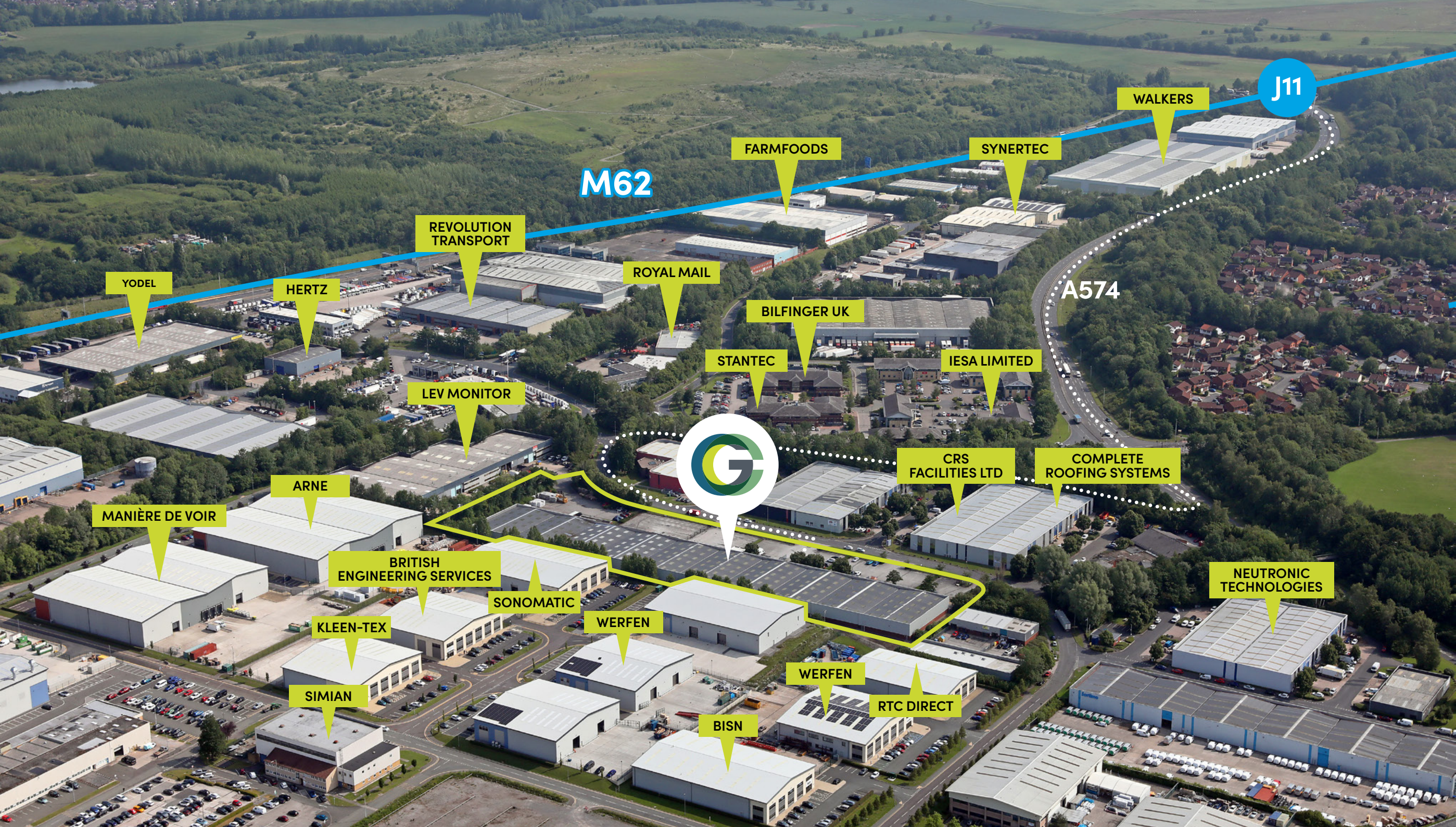
WERFEN

WERFEN

RTC DIRECT

SIMIAN

BISN





TERMS

The premises are available To Let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

BUSINESS RATES

Please contact the local rating department, Warrington Borough Council on 01925 443 210 for further information.

EPC

EPC reports are available upon request.

REFURBISHED INDUSTRIAL / WAREHOUSE ACCOMMODATION

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RB&Co 0161 833 0555. www.richardbarber.co.uk



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FURTHER INFO

For further information please contact one of the joint agents.

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