

# UNIT B GRAND STAND

LEACROFT ROAD, WARRINGTON, WA3 6PJ



## TO LET

Modern Warehouse  
with Offices

**33,305 SQ FT**  
(3,094 sq m)



Adjacent Junction 11 M62 &  
close to M6 Interchange



To Be Extensively  
Refurbished



1 Mile from  
J11 M62 motorway  
4 miles to  
J21A M6 motorway



Prime  
distribution /  
industrial  
location

### 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 19 km (12 miles) west of Manchester, 32 km (20 miles) east of Liverpool and 288 km (180 miles) north west of London.

Grandstand 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, Farm Foods, Walkers Crisps, DHL, Iceland, Travis Perkins and Amazon to name a few.

## UNIT B GRAND STAND



SAT NAV: WA3 6PJ



### Drive times

|                    |          |
|--------------------|----------|
| M62, J11           | 1 mile   |
| M6                 | 4 miles  |
| Warrington         | 5 miles  |
| M60 Manchester     | 7 miles  |
| Manchester Airport | 17 miles |
| Manchester         | 12 miles |
| Liverpool Airport  | 20 miles |
| Port of Liverpool  | 22 miles |



Situated centrally  
between Manchester  
and Liverpool Airport



12 minutes  
to Warrington



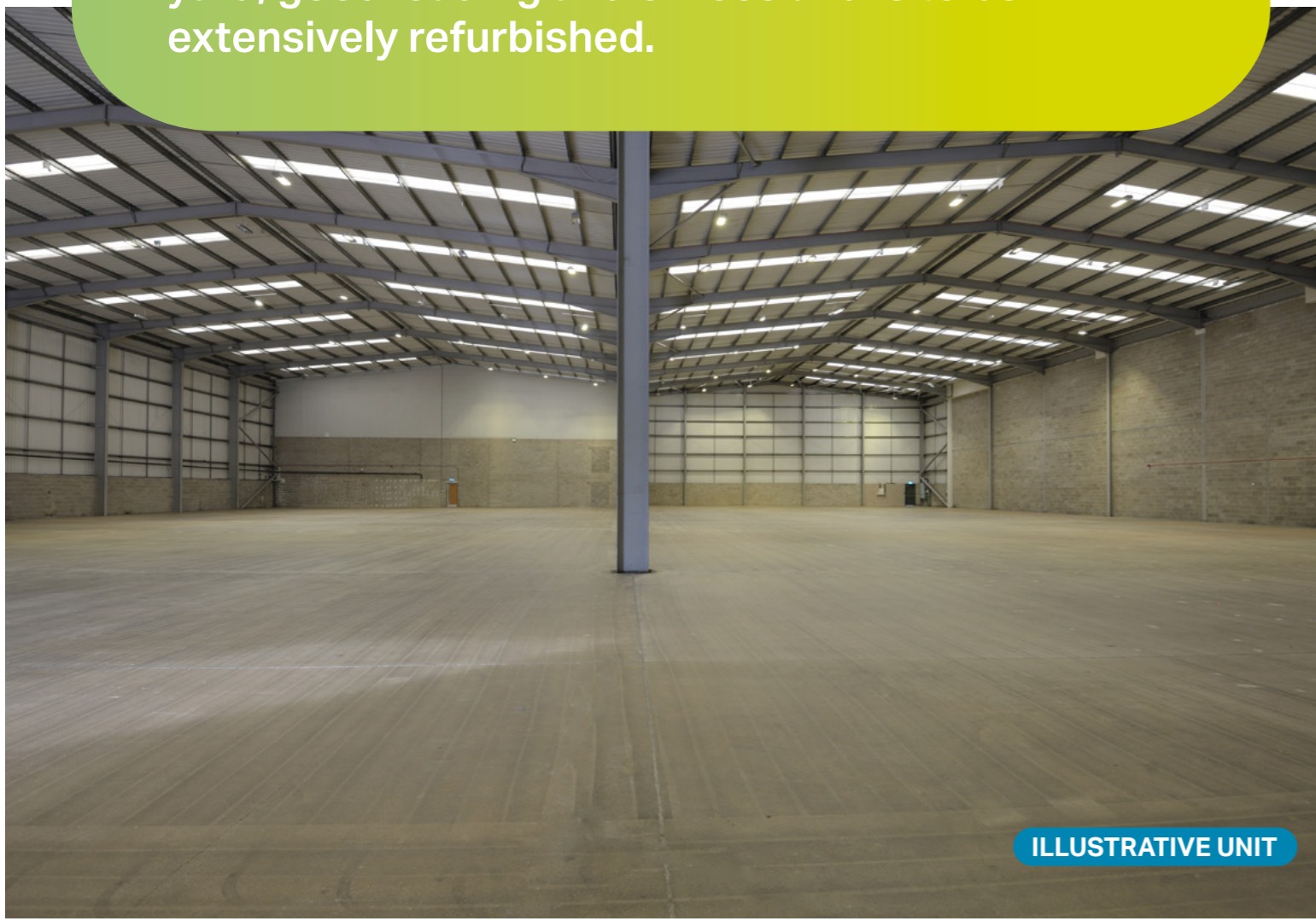
35 minutes from  
Port of Liverpool

# UNIT B GRAND STAND



ILLUSTRATIVE UNIT

This modern warehouse provides a large secure yard, good loading and offices and is to be extensively refurbished.



ILLUSTRATIVE UNIT



ILLUSTRATIVE UNIT



ILLUSTRATIVE UNIT



ILLUSTRATIVE UNIT

## Specification

The property comprises a modern warehouse. It benefits from the following:



Three dock level loading doors



Circa 10.1m eaves



Two storey offices



Two level access doors



Secure yard approx. 40m deep



31 parking spaces



M62

J11

BIRCHWOOD WAY

# UNIT B

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WARRINGTON,  
WA3 6PJ

## Terms

Available To Let on a new FRI lease on terms to be agreed.

## VAT

All figures quoted will be subject to VAT where applicable.

## EPC

The property has an Energy Performance Certificate rating of B.

## Legal Costs

Each party will bear their own legal costs.

## Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

## Anti Money Laundering

We are obliged to verify the identity of a proposed tenant once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.



## Viewing

Viewings strictly by appointment with agents BC Real Estate.

Please contact:

**John Barton**  
john@bcrealestate.co.uk

**Gary Chapman**  
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