

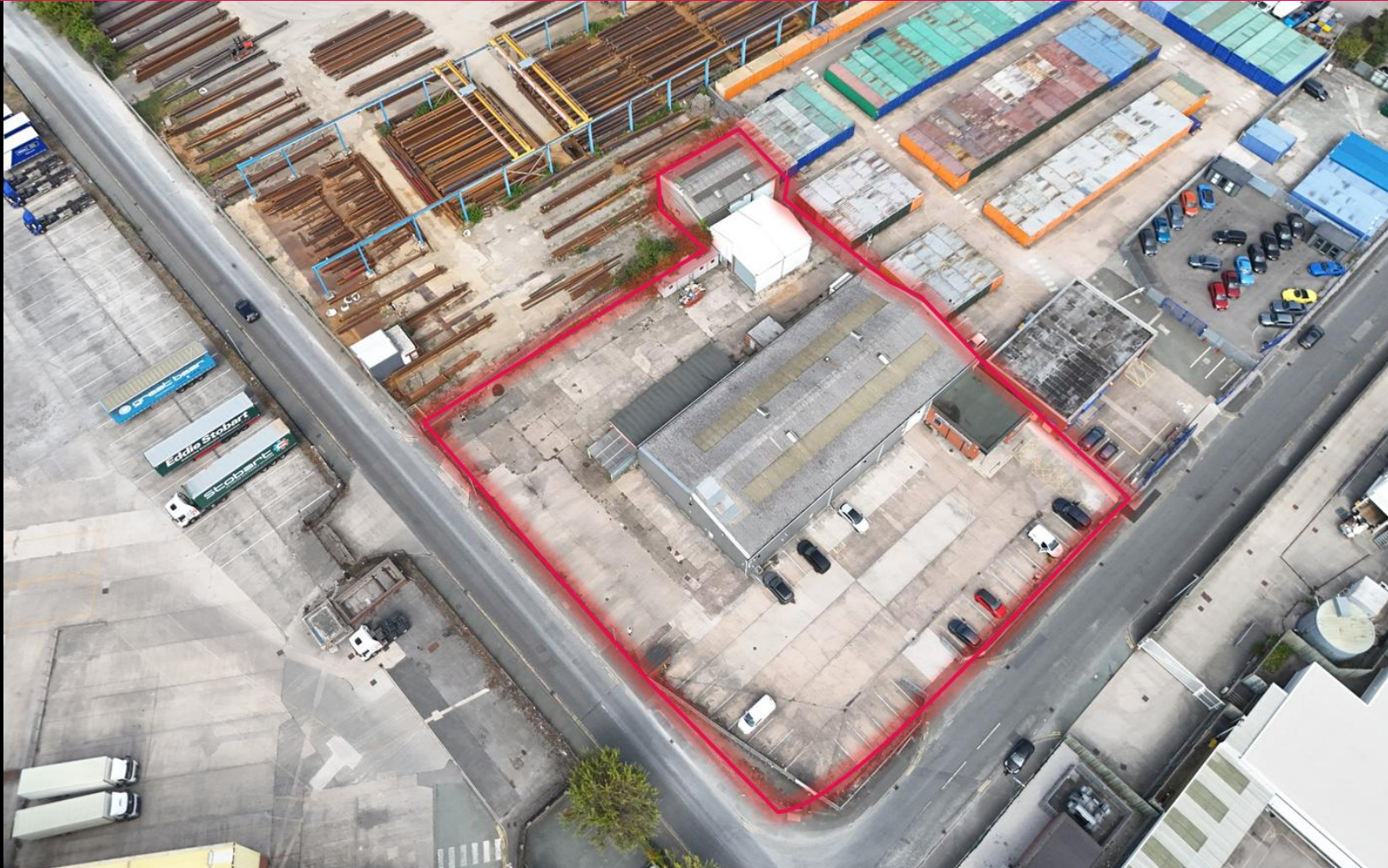
Owen Street, Warrington, WA2 7PA

B8

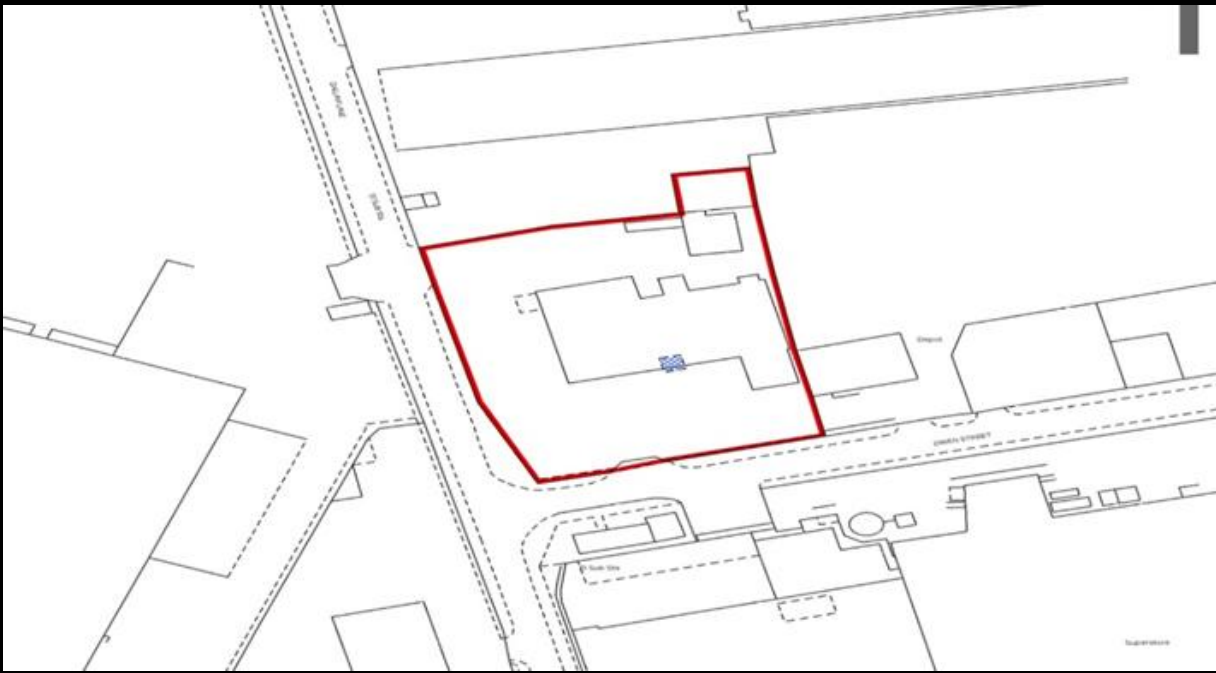
01925 320 520
www.b8re.com

**FOR SALE /
TO LET**

INDUSTRIAL UNIT WITH SECURE YARD
Preliminary Announcement



12,170 sq ft on a total site area of 1.04 acres



DESCRIPTION

The unit benefits from the following specification:

- Open plan warehousing
- External offices to the main warehouse with staff welfare facilities
- Concreted 1 acre site
- Clear internal height of 4.8m to the eaves and 6.9m to the apex
- Ample yard space with circulation areas available on site
- Separate warehousing area for storage of parts
- Dual access off Owen Street and Dallam Lane

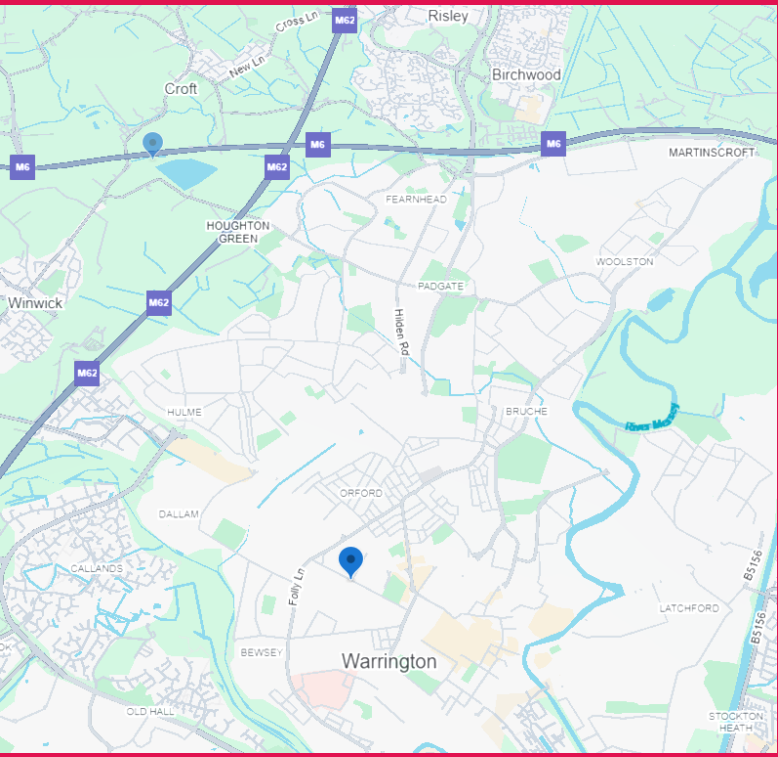
LOCATION

The property is situated on Owen Street close to Junction 9 of the M62 motorway and on the outskirts of Warrington town centre.

The site is accessed direct from Owen Street, which in turn provides access to the A49 (Winwick Road). The A49 leads directly to Junction 9 of the M62 motorway within 2 miles of the subject site.

The M62 motorway provides direct access to Junction 21A of the M6 motorway to the east and North Manchester and to the west Liverpool

ACCOMODATION	SQ FT	SQ M
Warehouse	8,801.11	817.65
Reception	708.05	65.78
Back Office	170.61	15.85
Welfare	307.74	28.59
Parts Storage	714.94	66.42
Rear Storage	1,468.42	136.42
Total	12,170.87	1,130.70



TERMS

Available on a freehold or leasehold basis

EPC

Available upon request

TENURE

Freehold

LEGAL COSTS

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

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.

CONTACT

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