

THE **ENZA**

BUILDING

LEACROFT ROAD
WARRINGTON WA3 6NN

M62

**TO BE FULLY
REFURBISHED**

**TO LET
COMING SOON**

**MODERN INDUSTRIAL UNIT
WITH LOW SITE DENSITY**

**32,467 SQ FT
(3,016 SQ M) ON 5 ACRES**

LEACROFT ROAD

11

M62

110m

151m



THE ENZA BUILDING

DESCRIPTION

The unit is of steel portal frame construction with insulated metal profile roofing and part cavity brick, part cladding. The eaves height is approximately 8m.

New WC and welfare facilities are provided within the main warehouse.

Externally there is a secure gated yard area, loading is via 17 roller shutter doors.

ACCOMMODATION

	sq ft	sq m
Warehouse	28,335	2,632
Internal office	4,132	384
Total	32,467	3,016



Steel portal frame construction



8m minimum eaves



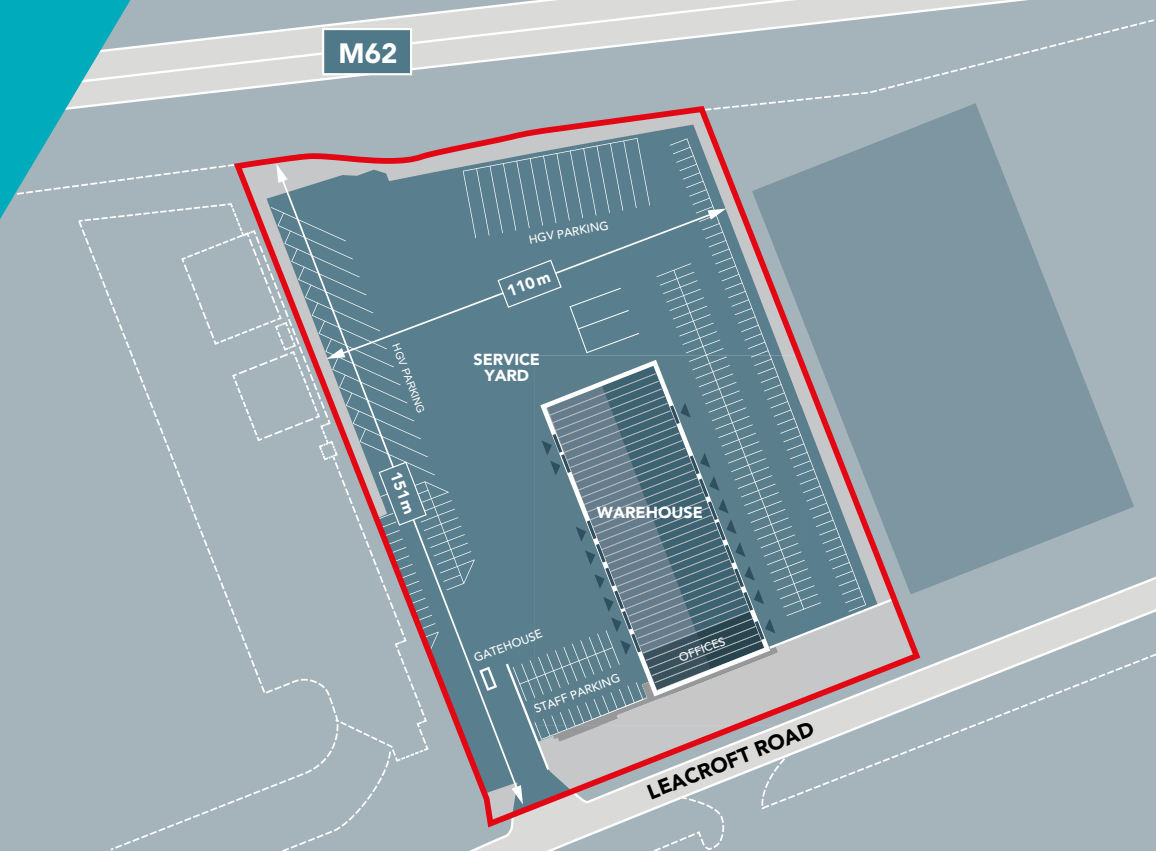
17 Full height drive in loading doors



Large secure, surfaced yard area reflecting a 15% site cover



Fully refurbished facility

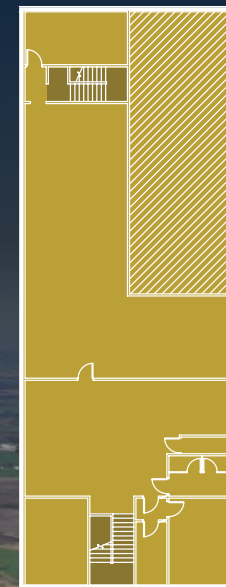


TO BE FULLY REFURBISHED





Ground
Floor Offices



First Floor
Offices

TO LIVERPOOL AND LIVERPOOL2

M6

TO PRESTON / NORTH

TO BIRMINGHAM / SOUTH

BIRCHWOOD PARK

DATEN AVENUE



LEACROFT ROAD

WA3 6NN

THE ENZA BUILDING



M62

A574 BIRCHWOOD WAY

11

TO MANCHESTER

LOCATION

The property is situated to the north east of Warrington in Birchwood, one of the principal commercial areas within the town.

The property benefits from a prominent elevated frontage (c.115m) along Leacroft Road and connects directly to Junction 11 of the M62 via Birchwood Way (A574).

Junction 10 of the M62 is less than four miles from the property and interconnects with Junction 21A of the M6.

Immediate surrounding occupiers include: Walkers, Terberg Matec UK, XPO Logistics, Farmfoods and Ceva Logistics.

CONNECTIVITY

ROAD

Birchwood is served by the M62 and M6 making it an excellent strategic distribution location in which to serve the North West of England and wider UK area. The M62 motorway connects Liverpool to Leeds via the M60 orbital motorway.

RAIL

Warrington Bank Quay has excellent rail links providing mainline service connections to all major UK towns & cities:

Manchester	19 mins
Liverpool	42 mins
London	1 hr 59 mins
Birmingham	1 hr 15mins
Leeds	1 hr 58mins
Glasgow	3 hrs 2mins

AIR

Liverpool John Lennon Airport is located approximately 21 miles to the west and is one of Europe's fastest growing airports with direct flights to major European cities such as Paris, Madrid, Barcelona, Milan, Rome and Berlin.

Manchester Airport is located 18 miles to the east and is the UK's third busiest airport in terms of passenger numbers. It also serves as one of the largest freight airports in the UK.

THE ENZA BUILDING

WA3 6NN



RENT

Price on application.

TERMS

The property is available by way of a new lease on terms to be agreed.

BUSINESS RATES

The property has a rateable value of £171,000.

EPC

The Energy Performance Certificate is available on request.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

ANTI-MONEY LAUNDERING

A successful applicant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

FURTHER INFORMATION

For further information, or to arrange a viewing, please contact the joint agents:



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TO BE FULLY REFURBISHED

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