

TO LET

8 LEACROFT ROAD, BIRCHWOOD, WARRINGTON, WA3 6PJ

B8

01925 320 520
www.b8re.com

Preliminary Details



**FROZEN STORAGE
FACILITY**



**DIRECT ACCESS
J11, M62**



**CIRCA 5,000
PALLET POSITIONS**



**SUBSTANTIAL YARD
& VMU**

90,771 sq. ft. on 6.36 acres

ACCOMMODATION

AREA	SIZE (SQ.FT.)
Warehouse	76,476
Ground Floor Offices	2,315
First Floor Offices	2,316
Second Floor Storage	6,846
Vehicle Maintenance Unit	6,846
Gatehouse	235
Total GIA	90,771
Site Area	6.36 acres
Site Density	33%
Overage Yard (50% Site Cover)	2.19 acres



SPECIFICATION

The property comprises a detached distribution warehouse unit, built in the 1980's / 1990's, and benefits from the following specification:

- 

9.4m eaves height
- 

13 dock level loading doors
- 

1 drive-in level access door
- 

Detached vehicle maintenance unit
- 

20 trailer parking spaces
- 

Gated & fenced yard
- 

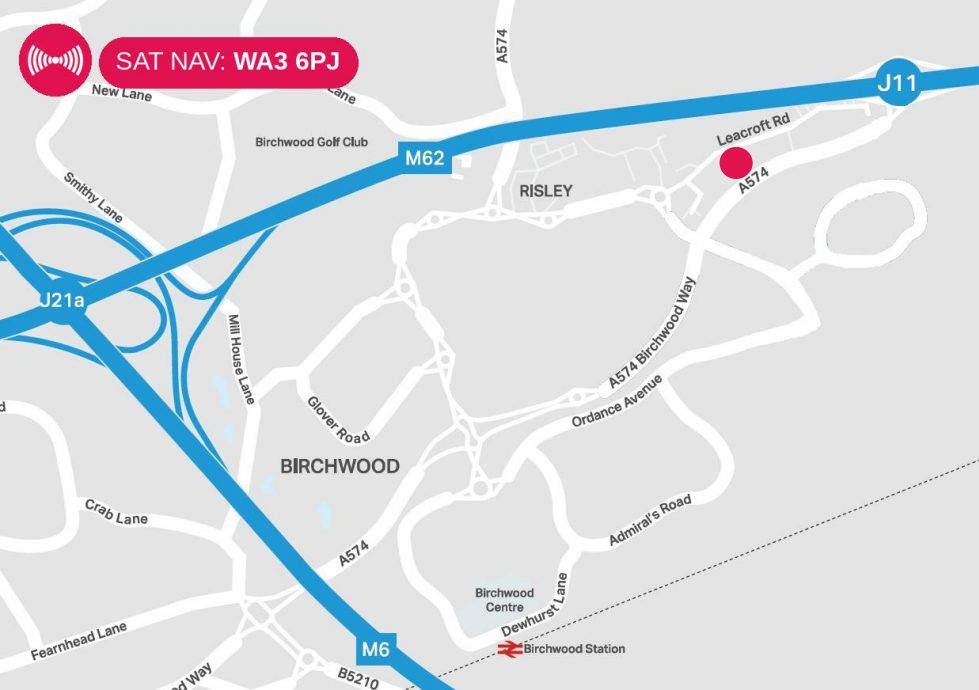
Separate car park
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Two-storey office accommodation
- 

50m depth yard
- 

EPC Rating: C (58)





DRIVE TIMES

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



**CENTRAL TO
MANCHESTER & LIVERPOOL
AIRPORTS**



**12 MINUTES TO
WARRINGTON**



**35 MINUTES TO
PORT OF LIVERPOOL**

TERMS

On request.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

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

RATEABLE VALUE

Interested parties should make their enquiries to the local authority, Warrington Borough Council. Further details can be found on the government website.

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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