

# Warrington South Distribution Park Warrington

Available to Let  
Warehouse  
25,242 sq ft ( 2,345 sq m )

6m eaves height



Large secure concrete yard



3 phase electric supply



Integral office accommodation



Less than 1 mile from M6/M56

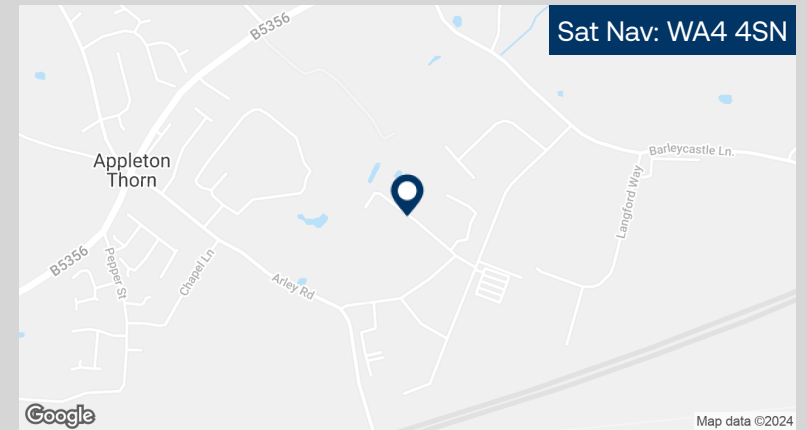


Prime distribution location



# Warrington South Distribution Park

Lyncastle Road Warrington WA4 4SN



## Description

Warrington South Distribution Park sits within the well-established and popular Appleton Thorn area adjacent to the M56/M6.

The property benefits from a large secure external yard to the front and side elevation. In addition the property also comprises of integral offices, LED lighting, electrically operated roller shutter doors and three phase electricity.

## Location

Warrington South Distribution Park is situated approximately three miles to the south east of Warrington town centre and within 1 mile of junction 20 of the M6 at its intersection with the M56 motorway. The estate is a recognised distribution location with major occupiers including Eddie Stobart, Kuhne + Nagel and Iron Mountain.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

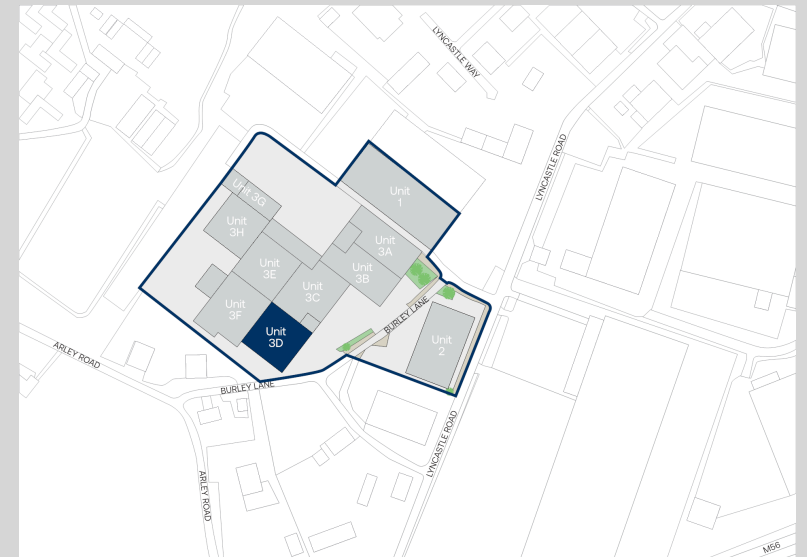
## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3d	Warehouse	25,242	2,345	Immediately
<b>Total</b>		<b>25,242</b>	<b>2,345</b>	

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