



Burton Interchange, 8 Leacroft Road, Birchwood, Warrington, WA3 6PJ

Distribution unit with 50m depth yard.
Available on flexible terms and an economical rental

Summary

| | |
|-----------------------|------------------------------|
| Tenure | To Let |
| Available Size | 90,771 sq ft / 8,432.90 sq m |
| Rent | £460,000 per annum |
| EPC Rating | C (58) |

Key Points

- Economical rental - £5.07 psf
- Flexible terms available
- 9.4m eaves
- 13 dock level loading doors
- 50m depth yard
- Trailer parking
- Separate car park
- Vehicle maintenance unit

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Summary

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|----------------|--------------------------------------------------------------------------------------------------------------|
| Available Size | 90,771 sq ft |
| Rent | £460,000 per annum |
| VAT | Applicable. All rentals and prices quoted are exclusive of, but may be liable for VAT at the prevailing rate |
| EPC Rating | C (58) |

Location

The property is situated on Leacroft Road in Birchwood, Warrington. The property benefits from a prominent elevated frontage 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.

Description

The property comprises a detached distribution unit of steel portal frame construction with a lattice roof structure. The elevations and roof are clad with profile metal sheeting with the internal elevations being protected by a blockwork wall. The unit is accessed via 13 dock level doors and 1 drive in loading door, and benefits from 9.4m eaves height. There is heating and lighting throughout and racking and chilled storage within the warehouse (which can be removed). Along the southern elevation is two storey office accommodation which incorporates WC's and mess room.

Externally the unit has a 50m depth yard which includes parking for 20 trailers and a detached vehicle maintenance unit. The yard area is fenced and gated and there is a gate house at the entrance, there is a separate car park area.

Accommodation

The accommodation comprises the following areas:

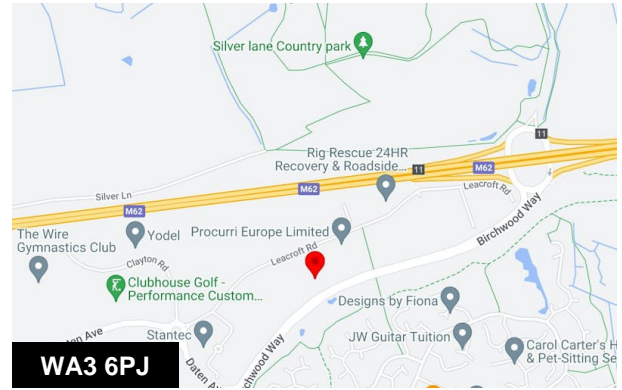
| Name | sq ft | sq m |
|--------------------|---------------|-----------------|
| Ground - Warehouse | 76,746 | 7,129.94 |
| Ground - Offices | 2,315 | 215.07 |
| 1st - Offices | 2,316 | 215.16 |
| 2nd - Storage | 2,313 | 214.88 |
| Unit - VMU | 6,846 | 636.01 |
| Unit - Gatehouse | 235 | 21.83 |
| Total | 90,771 | 8,432.89 |

Terms

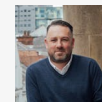
The property is available by way of a sub-lease or assignment of our clients existing lease. The current lease expires 24th January 2027 and is at a passing rental of £460,000 pa / £5.07 psf. Alternatively, the landlord would consider granting a longer lease on terms to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.

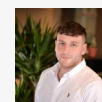


Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 20/02/2024