

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

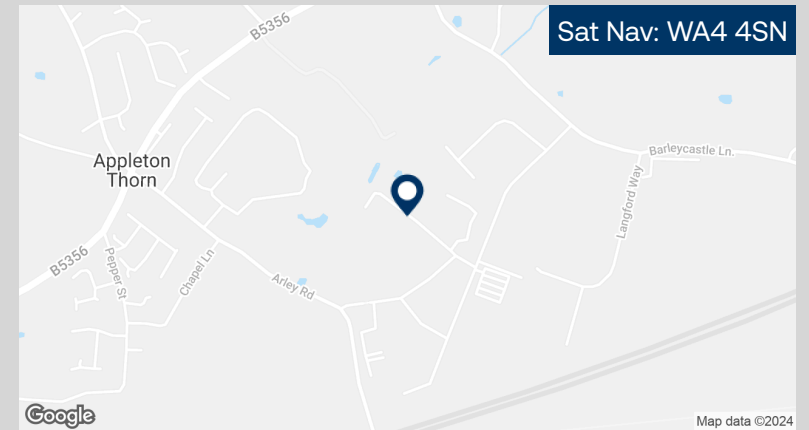


Prime distribution location



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
Total		25,242	2,345	

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