

Mileway

Clayton Road Industrial Estate

Warrington

Available to Let
Warehouse
57,441 sq ft (5,336 sq m)



Undergoing refurbishment



Two storey office accommodation



Electric roller shutter doors



Secure yard and car parking areas



6.5 minimum eaves height



Clayton Road Industrial Estate

Clayton Road Industrial Estate, Clayton Road, Birchwood Warrington WA3 6NH



Description

The property comprises a terrace of five inter-connecting warehouse units with ancillary office/amenity areas. The unit can be split into circa five individual 11,500 sq ft units.

Internally the unit is undergoing a refurbishment, and will benefit from the following specification:- steel portal frame construction, with 6.5m eaves height, LED lighting throughout the warehouse and offices, three-phase electricity and electrically operated roller shutter loading doors.

Externally the property benefits from a large secure yard area with dedicated loading and car parking.

Location

The premises is located within the Risley Employment area, located half a mile from Junction 11 of the M62 motorway and three miles from Junction 21A of the M6.

The property is situated less than 0.5 miles from Birchwood Science and Technology Park, which includes major local occupiers such as Walkers Snack Foods, Asics, Ceva Logistics, DeVere Group, BNFL, Farm Foods, A & M Commercials, Clubhouse Golf.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

Mileway
Adam Smith
 northwest@mileway.com
 01925 358160

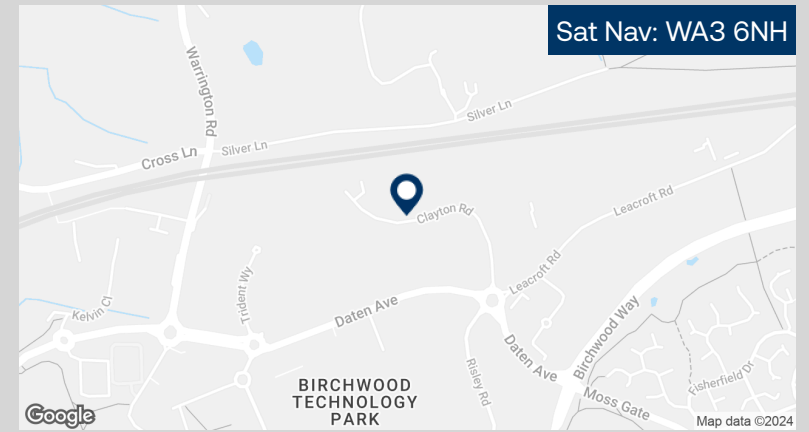
Savills
Jonathan Williams
 jonathan.williams@savills.com
 07870183405

VAT

VAT will be payable where applicable.

Legal Costs

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



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Clayton Road Industrial Estate	Warehouse	57,441	5,336	Immediately
Total		57,441	5,336	

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