



To Let

Dallam 2, Folly Lane, Warrington, WA5 0ND
49,650 sq. ft with 1 acre secure yard

- Shared loading yard
- 5.3m eaves
- 11 level access loading doors
- 50 car parking spaces
- Two storey office accommodation



Accommodation

We have been measured the property to have the following gross internal area:

Description	Sq m	Sq ft
Warehouse	4,081.90	43,939
Office	522.32	5,622
Total	4,604.22	49,561

Rent

Available upon request.

Rateable Value

Interested parties should make their own enquires with Warrington Borough Council.

Terms

JLL are marketing the property on behalf of the landlord who will consider a new minimum 5 year lease, conditional on them agreeing an early surrender with the existing tenant whose lease expires 28th February 2026.

VAT

VAT will be charged where applicable.

Legal costs

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

EPC

Available upon request

Information / viewing

Strictly by appointment:

Richard Johnson

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James Forshaw

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Location

Situated in a prominent position of Folly Lane, close to the intersection with Winwick Road (A49), in central Warrington. The unit benefits from close proximity to Warrington Central Station, as well as wider regional centres, including both Liverpool and Manchester airports, plus excellent connectivity to the M62, M6 and wider motorway networks.

- M62 (Approx 2.4 miles)
- M6 (approx. 4.5 miles)
- Warrington Central approx. 1 mile distant
- Warrington Bank Quay approx. 1.5 miles distant

Description

A detached warehouse of steel portal frame construction with two storey offices including reception, male & female W/C, staff welfare area kitchenettes.

The unit benefits from 11 level access electronically operated roller shutter doors, 2 of which access a secure concreted and secure rear yard extending to circa 1 acre.

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