

UNIT A GRAND STAND

LEACROFT ROAD, WARRINGTON, WA3 6PJ



TO LET

Modern Warehouse
with Offices

47,674 SQ FT
(4,429 sq m)



Adjacent Junction 11 M62 &
close to M6 Interchange



To be extensively
refurbished

UNIT A GRAND STAND



Nearby occupiers include Yodel, Farm Foods, Walkers Crisps, DHL, Iceland, Travis Perkins and Amazon to name a few.



Strategic Location Adjacent M62



1 Mile from
J11 M62 motorway
4 miles to
J21A M6 motorway



Prime
distribution /
industrial
location



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Location

Warrington is recognised as one of the UK's key industrial, logistics and distribution centres, occupying a prime, strategic location at the heart of the North West region, approximately 19 km (12 miles) west of Manchester, 32 km (20 miles) east of Liverpool and 288 km (180 miles) north west of London.

Grandstand is located close to the M6 and M62 interchange, with excellent access from Junction 11 of the M62. The M56 is also within easy reach.

Situated in a prominent position on Leacroft Road in an established commercial, industrial and distribution location, nearby occupiers include Yodel, Farm Foods, Walkers Crisps, DHL, Iceland, Travis Perkins and Amazon to name a few.



Drive times

M62, J11	1 mile
M6	4 miles
Warrington	5 miles
M60 Manchester	7 miles
Manchester Airport	17 miles
Manchester	12 miles
Liverpool Airport	20 miles
Port of Liverpool	22 miles



Situated centrally
between Manchester
and Liverpool Airport



12 minutes
to Warrington



35 minutes from
Port of Liverpool

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This modern warehouse provides a large secure yard, good loading and offices and will be refurbished to an occupiers requirements.



Specification

The property comprises a modern warehouse. It benefits from the following:

-  Three dock level loading doors
-  Circa 10.1m eaves
-  Two storey offices
-  Two level access door
-  Secure yard approx. 40m deep
-  57 parking spaces



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Terms

Available To Let on a new FRI lease on terms to be agreed.

VAT

All figures quoted will be subject to VAT where applicable.

EPC

An Energy Performance Certificate is available on request

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

Anti Money Laundering

We are obliged to verify the identity of a proposed tenant once a 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.



Viewing

Viewings strictly by appointment with agents BC Real Estate.

Please contact:

John Barton
john@bcrealestate.co.uk

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