



Unit 19 Adlington Court, Risley, Warrington, WA3 6PL

7,529 Sq Ft

- Prime location - 0.5 miles to Junction 11 of the M62
- Ready for immediate occupation
- Under Refurbishment

01925 320 520

www.b8re.com

LOCATION

Adlington Court is located within 2 minutes drive of Junction 11 of the M62 Motorway which provides rapid access to the North West's comprehensive regional motorway network.

Manchester and Liverpool are both approximately 20 miles away and Manchester International Airport is easily accessible via the M6 and M56 motorways.

Warrington Bank Quay Railway Station provides a mainland intercity link to London whilst Birchwood Railway Station (5 minutes drive) offers local connections to Manchester and Liverpool.

Birchwood Shopping Centre is within a 5 minute drive of the building and provides occupiers with a wide range of leisure and retail facilities.



ACCOMMODATION

The premises comprise single storey industrial unit of steel portal frame construction incorporating office/ancillary accommodation within.

The offices are fully fitted with carpeting, suspended ceilings, integral LED lighting and are centrally heated by gas-fired boilers and low pressure hot water radiators. Each unit benefits from roller shutter access to the warehouse areas, together with external yards and car parking

- Steel portal frame construction.
- 2 Roller shutter access door to each unit.
- Concrete surfaced loading yards.
- Dedicated car parking .
- Fully refurbished accommodation.
- A mains services are connected or available to each of the units.
- LED Warehouse lighting
- Office / amenity

BUSINESS RATES

Interested parties should make their own enquiries to the local authority but we understand that the combined Rateable Value is £87,750 (£46,000 on Unit 18 and £41,750 on Unit 19). Rates payable estimate is £44,000 for 2024/25.



TERMS

Available on new flexible lease with terms to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

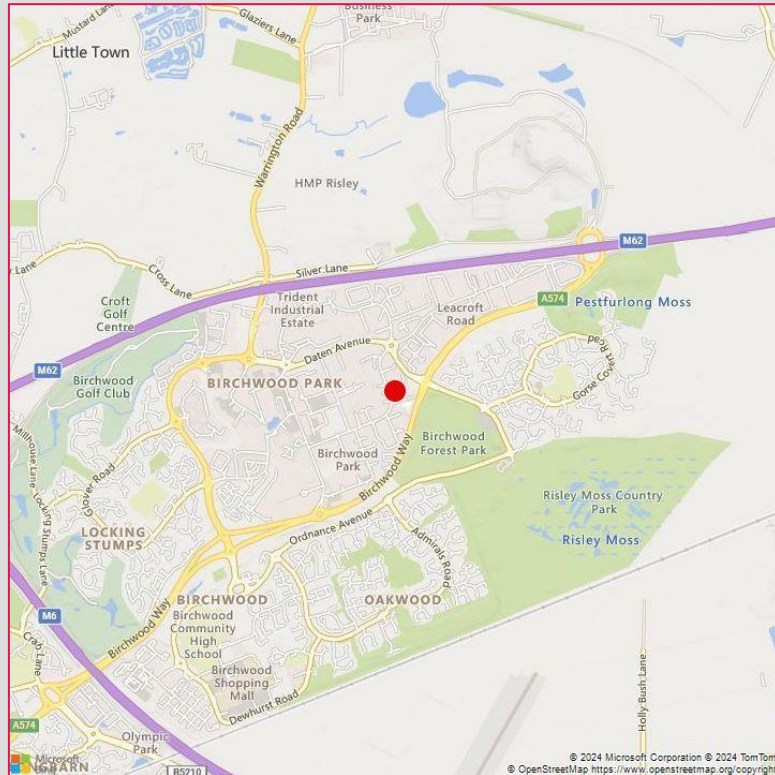
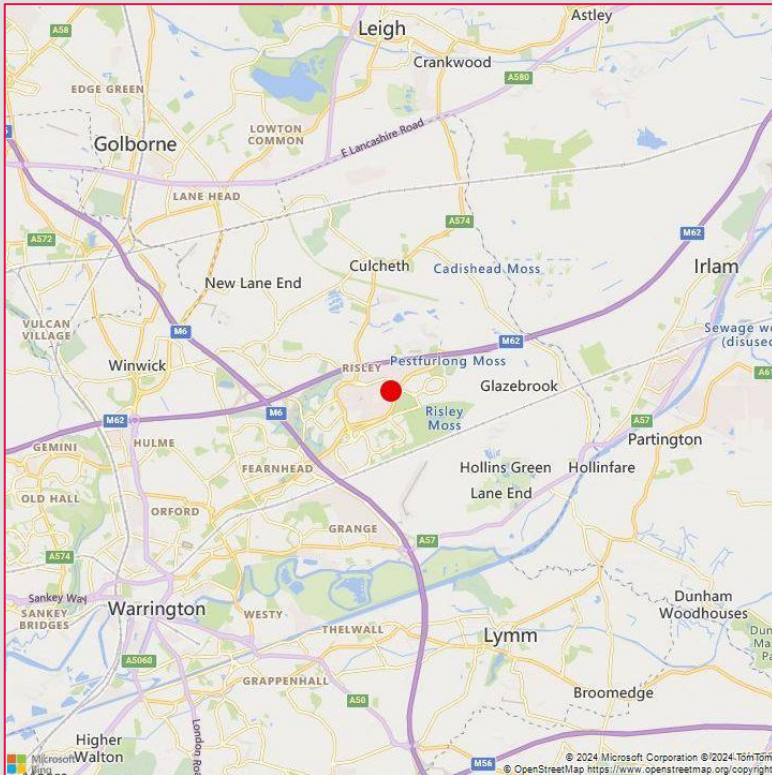
EPC



VIEWINGS

For further information please contact:

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