



PENKETH

BUSINESS PARK

Liverpool Road, Great Sankey,
Warrington, WA5 2TJ

TO LET

Industrial Units From 7,625 sq ft

BARWOOD
CAPITAL

CAISSON
INVESTMENT MANAGEMENT



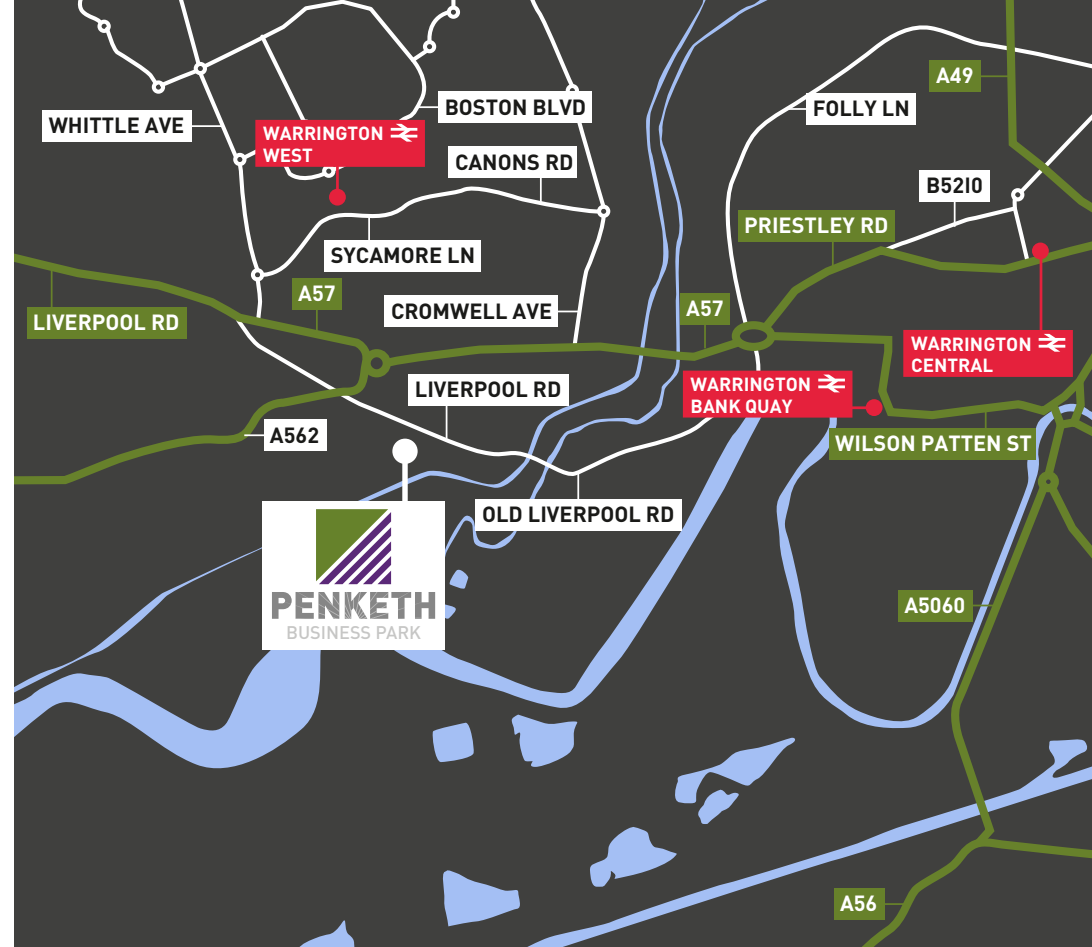
- Prominently located estate fronting A57
- Good access to M62, M6 and M56
- Suitable for BI, B2, B8 Use Classes
- Within 1.5 miles of Warrington Town Centre
- Secure estate with a perimeter fencing and CCTV

LOCATION

The estate is prominently located within 1.5 miles of Warrington Town Centre with immediate frontage onto the A57 (Liverpool Road) which provides links to Junction 8 of the M62 Motorway (J8). The M6 and M56 Motorways also lie within proximity being approximately 5.5 miles and 6 miles away respectively.

The business parks close proximity to the heart of Warrington Centre enables excellent access to the local highly skilled workforce and excellent public transport infrastructure, including Warrington Bank Quay that is less than 2 miles away.

The estate provides 30 units extending to 150,000 sq. ft. and ranges from 412 sq ft to 45,000 sq ft plus 21 container units for more flexible agreements.





DESCRIPTION

The units are generally of a steel portal frame construction with either full or part profile steel cladding with a mix of full height clad and block elevations under a pitched metal clad roof. Units are generally refurbished to the following specification:

- Translucent roof lights and with the majority of warehouse lighting recently upgraded to LED.
- Internal eaves height ranging from 3.66 – 9.04M.
- Electric ground level access loading doors.
- Fully refurbished offices / amenity areas.
- Dedicated parking and shared loading areas.
- Perimeter fencing and gated entrance.
- 3 phase electric supply

AVAILABILITY

UNIT 3A	7,625 sq ft	708 SQ M
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TERMS

The units are available by way of new full repairing and insuring leases on terms to be agreed, with further details available upon request.

RATEABLE VALUE

Perspective Tenants should make their own enquiries with Warrington Borough Council.

VAT

All rents quoted are exclusive of VAT, but may be liable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

EPC

Available on request.

VIEWING

Strictly via appointment only with B8 Real Estate.



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