



High Bay Distribution Unit

Unit 4B, Stretton Distribution Centre, Warrington, WA4 4QT

31,000 Sq Ft (2,879.97 Sqm)

Fully Refurbished High Bay Distribution / Warehouse Unit Near M6/M56
Motorways

- Fully Secure Yard
- Adjacent to M6/M56 Motorway
- Electric Roller Shutter Doors
- New LED warehouse Lighting
- Front and rear Loading Access
- 7.6 Meter(s) to Eaves

Summary

Available Size	31,000 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The premises comprise a high bay mid terrace steel portal framed warehouse/industrial facility with its own secure yard area.

Location

The unit is prominently situated on Stretton Distribution Centre, which is within one mile of the M6 / M56 interchange, directly accessible via a new expressway.

The location allows access to the regional motorway network, bringing Manchester and Liverpool within 30 minutes drive time.

Over 60% of the UK population live within a four hour drive of Warrington.

Specification

The warehouse benefits from;

- Front and rear loading access
- Electronically operated roller shutter loading doors
- Fully secure yard
- New LED warehouse lighting
- Eaves height of 7.6m (10m at the roof apex.)
- Ground floor works offices
- Male and female WC facilities
- Staff amenity/canteen area
- Fully alarmed

Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Business Rates

The tenants will be responsible for payment of business rates direct to the Local Authority.

VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

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

EPC

The EPCs have been prepared and are available on request.



Viewing & Further Information



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