

TO LET
Industrial
14,527 Sq Ft



UNIT 10 ALBION PARK, WARRINGTON ROAD, GLAZEBURY, WA3 5PG

- TO LET - 14,527 sq. ft.
- Industrial property suitable for various uses
- Large open plan warehouse with mezzanine
- Available immediately



UNIT 10 ALBION PARK, WARRINGTON ROAD, GLAZEBURY, GREATER MANCHESTER, WA3 5PG

Location

Located just off the A580 East Lancashire Road, the site provides easy access to the M6, M62, and M56 motorways, making it ideal for logistics, distribution, and industrial operations. Warrington town centre is approximately 6 miles away, while both Manchester and Liverpool are within a 30-minute drive.

The area is home to a range of established industrial and commercial occupiers, benefiting from strong infrastructure, local amenities, and a skilled workforce. A prime industrial location offering convenience, connectivity, and business growth potential.

Description

The warehouse accommodation is fully open plan and accessed via a single roller shutter door with an opening height of approximately 6 metres. The space benefits from a level concrete floor and incorporates a substantial steel-framed mezzanine, providing useful additional storage.

Across the front elevation is a range of offices and meeting rooms, presented in good condition and fitted with LED lighting, air conditioning and Cat 5 cabling.

Externally, the property benefits from private and secure parking to the front and side of the building.

Accommodation

We have measured the property on a Gross Internal Area basis to be as follows:

Warehouse - 8,740 sq. ft.
Offices - 1,614 sq. ft.
Mezzanine- 4,173 sq. ft.
TOTAL - 14,527 sq. ft.

Lease Terms

Available by way of new FRI lease for a minimum of 3 years.

Rating

As published on the VOA website the property has a rateable of £38,500. This means rates payable for 26/27 will be in the region of £19,211 per annum.

Legal Costs

Each party responsible for their own legal costs.

VAT

VAT is applicable.

Services

All mains services (including 3 phase electricity) are available to the property.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£70,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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