



Burton Interchange, 8 Leacroft Road, Birchwood, Warrington, WA3 6PJ

Distribution unit with 50m depth yard.
Available on flexible terms and an economical rental

Summary

Tenure	To Let
Available Size	90,771 sq ft / 8,432.90 sq m
Rent	£460,000 per annum
Rates Payable	£2.68 per sq ft
Rateable Value	£475,000
EPC Rating	C (58)

Key Points

- Economical rental - £5.07 psf
- Flexible terms available
- 9.4m eaves
- 13 dock level loading doors
- 50m depth yard
- Trailer parking
- Separate car park
- Vehicle maintenance unit

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Rates Payable	£2.68 per sq ft
Rateable Value	£475,000
VAT	Applicable. All rentals and prices quoted are exclusive of, but may be liable for VAT at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Location

The property is situated on Leacroft Road in Birchwood, Warrington. The property benefits from a prominent elevated frontage along Leacroft Road and connects directly to Junction 11 of the M62 via Birchwood Way (A574). Junction 10 of the M62 is less than four miles from the property and interconnects with Junction 21A of the M6.

Description

The property comprises a detached distribution unit of steel portal frame construction with a lattice roof structure. The elevations and roof are clad with profile metal sheeting with the internal elevations being protected by a blockwork wall. The unit is accessed via 13 dock level doors and 1 drive in loading door, and benefits from 9.4m eaves height. There is heating and lighting throughout and racking and chilled storage within the warehouse (which can be removed). Along the southern elevation is two storey office accommodation which incorporates WC's and mess room. Externally the unit has a 50m depth yard which includes parking for 20 trailers and a detached vehicle maintenance unit. The yard area is fenced and gated and there is a gate house at the entrance, there is a separate car park area.

Accommodation

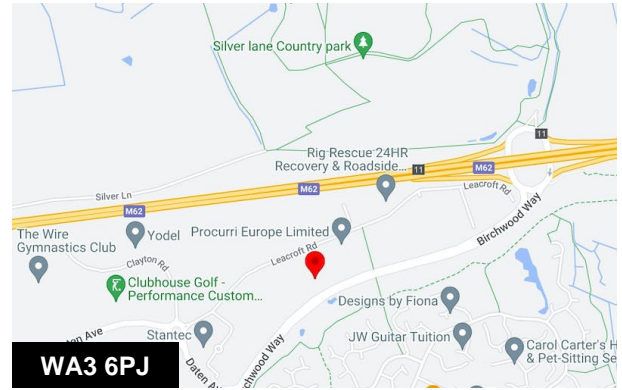
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	76,746	7,129.94
Ground - Offices	2,315	215.07
1st - Offices	2,316	215.16
2nd - Storage	2,313	214.88
Unit - VMU	6,846	636.01
Unit - Gatehouse	235	21.83
Total	90,771	8,432.89

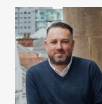
Terms

The property is available by way of a sub-lease or assignment of our clients existing lease. The current lease expires 24th January 2027 and is at a passing rental of £460,000 pa / £5.07 psf. Alternatively the landlord would consider granting a longer lease on terms to be agreed.

Viewings

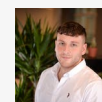


Viewing & Further Information



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