

**TO LET Warehouse / Logistics Unit**  
**51,859 sq ft on 4.7 acres**

# Towngate

Risley, Warrington **WA3 6NH**



**1 MILE FROM**  
**J11 M62 MOTORWAY**



**PRIME DISTRIBUTION /**  
**INDUSTRIAL LOCATION**



**EXCELLENT LOADING**  
**DOOR RATIO**



**LOW SITE**  
**DENSITY (25%)**

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**TOWNGATE PLC**





**Comprising a 51,859 sq ft  
purpose built parcel  
delivery centre on  
a 4.7 acre secure site**



# Town52te

Risley, Warrington WA3 6NH

## Excellent location

Warrington is recognised as one of the UK's key industrial, logistics and distribution centres, occupying a prime, strategic location at the heart of the North West region, approximately 25 km (12 miles) west of Manchester, 32 km (20 miles) east of Liverpool and 288 km (180 miles) north west of London.

Towngate 52 is located close to the M6 and M62 interchange, and leads onto the A574 Birchwood Way, which gives direct access to Junction 1 of the M62, half a mile to the east. The M56 is also within easy reach.

Situated in a prominent position in an established commercial, industrial and distribution location, nearby occupiers include CEVA, Farm Foods, Walkers Crisps, DHL, Iceland, Travis Perkins and Amazon to name a few.

## Warrington is one of the UK's key industrial, logistics and distribution centres

### Local Occupiers



Town52te

### Travel distances

M62, J11	1 mile
M6	4 miles
Warrington	5 miles
M60 Manchester	7 miles
Manchester Airport	17 miles
Manchester	12 miles
Liverpool Airport	20 miles
Port of Liverpool	23 miles







Excellent access



Prime distribution / industrial location



1 mile from J11 M62 motorway







## Loading doors

- 37 (Drive in) doors for loading vans
- 7 Concertina full width loading doors
- 6 half width full height tailgate high loading doors
- 3 full width up and over roller shutter loading doors



## Description

The property comprises a 51,859 sq ft purpose built parcel delivery centre on a 4.7 acre secure site.

Offices totalling 8,602 sq ft are provided arranged over ground and first floor.



## Specification

The property benefits from the following specification;



Self-contained unit



Large 360 degree service yard



Ground and first floor office accommodation



Car parking



20 small doors for loading vans



29 half width full height tailgate high loading doors



2 concertina full width loading doors



3 full width up and over roller shutter loading doors



54 access points



Eaves height of 6.3 metres



Canteen / welfare facilities







**Situated in a prominent position in an established commercial, industrial and distribution location**

## Terms

Available To Let on a new FRI lease on terms to be agreed.

## VAT

All figures quoted will be subject to VAT where applicable.

## EPC

An Energy Performance Certificate is available on request.



## Further information

For further information please contact one of the joint agents below;

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**TOWNGATE PLC**

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