Mileway

Fairoak Lane, Whitehouse Industrial Estate, Preston Brook, Runcorn WA7 3DU

RUNCORN WA7 3DU

Fairoak 43

Available To Let

Industrial/warehouse unit with offices

43,078 sq ft (4,002 sq m)

Logistics real estate urbanised

mileway.com

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43,078 sq ft (4,002 sq m)

The building comprises a high quality, detached, self contained, industrial unit with modern two storey office accommodation.

Situated on a large secure gated site, providing excellent loading and car parking.

- Warrington – 8 miles
- Two storey air conditioned offices
- Large yard
- Three Level access doors
- Parking
- Air movement system in warehouse

Siteplan

Accommodation

Unit	Area sq ft	Area sq m
Warehouse	34,744	3,228
First floor offices	4,167	387
Ground floor offices	4,167	387
Total	43,078	4,002

Key Features

- Warrington - 8 miles
- Junction 11 - M56
- Two dock level loading doors
- Three Level access doors
- 8.5 metre eaves
- Electronic gated access
- Available parking
- Large yard
- Modern tube lighting
- Two storey air conditioned offices
- Gas heating and air movement system in warehouse

Fairoak 43

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EPC

EPC available upon request.

VAT

VAT will be payable where applicable.

Terms

The premises are available on the basis of a new full repairing and insuring lease for a term of years to be negotiated.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Location

The property is situated on the popular Whitehouse Vale Industrial Estate with access via Northwich Road (A533) and Chester Road (A56).

By Road

Junction 11 of the M56 is approximately two miles to the North East of the property, with the intersection of M6 and M56 motorways is approximately seven miles to the East. Warrington can be reached in approximately ten minutes

By Bus

Five bus stops within a 15 minute walk.

By Rail

Runcorn East Railway Station.

The station is under two miles from Fairoak 43.

By Air

Manchester International Airport and Liverpool International Airport.

Liverpool John Lennon Airport and Manchester International Airport are located 20 minutes and 25 minutes respectively from Fairoak 43.

Viewing / Further Information

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