

TO LET
49,560 sq. ft.



**BNP PARIBAS
REAL ESTATE**

Dallam 2, Folly Lane, Warrington, WA5 0ND



SUMMARY

- ✓ Detached warehouse on secure estate
- ✓ Height – Eaves approx. 5.30m
- ✓ 11 level access loading doors
- ✓ Shared loading yard. Plus a substantial 1 acre secure rear yard
- ✓ Extensive car parking (50 spaces)
- ✓ Two storey office pod with amenity area and kitchenettes



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LOCATION

Situated in a prominent position off Folly Lane, close to the intersection with Winwick Road (A49), in central Warrington. The unit benefits from close proximity to Warrington Central station, as well as wider regional centres, including both Liverpool and Manchester international airports, plus excellent connectivity to the M62, M6 and wider motorway networks.

- M62 (Approx. 2.4 miles)
- M6 (Approx. 4.5 miles)
- M56 (Approx. 6.5 miles)

Mainline rail connections are provided by;

- Warrington Central approx. 1 mile distant.
- Warrington Bank Quay approx. 1.5 miles distant.



DESCRIPTION

A detached warehouse of steel portal frame construction with two storey offices including reception, male & female W/C, staff welfare area, kitchenettes.

The unit benefits from 11 level access electronically operated roller shutter doors, 2 of which access a secure concreted and secure rear yard extending to Circa. 1 acre and bounded by a palisade fence.

SPECIFICATION

- 5.30m eaves height (approx.)
- 6.65m apex height (approx.)
- Translucent daylight panels
- Warehouse toilet & welfare facilities
- Two story offices with suspended ceilings and integral lighting
- Kitchenettes and amenities areas
- 11 level dock loading doors
- Generous parking provision
- Secure gated yard / site

ACCOMMODATION (G.I.A)

All areas are approximate.

Description	Sq. M	Sq. Ft
WAREHOUSE	4,081.90	43,939
OFFICE/ ANCILLARY	522.32	5,622
TOTAL	4,604.22	49,561

TERMS

The premises are available by way of an assignment or sub-letting of an existing lease expiring 28/02/2026.

A new lease may be available via separate negotiation directly with the landlord.

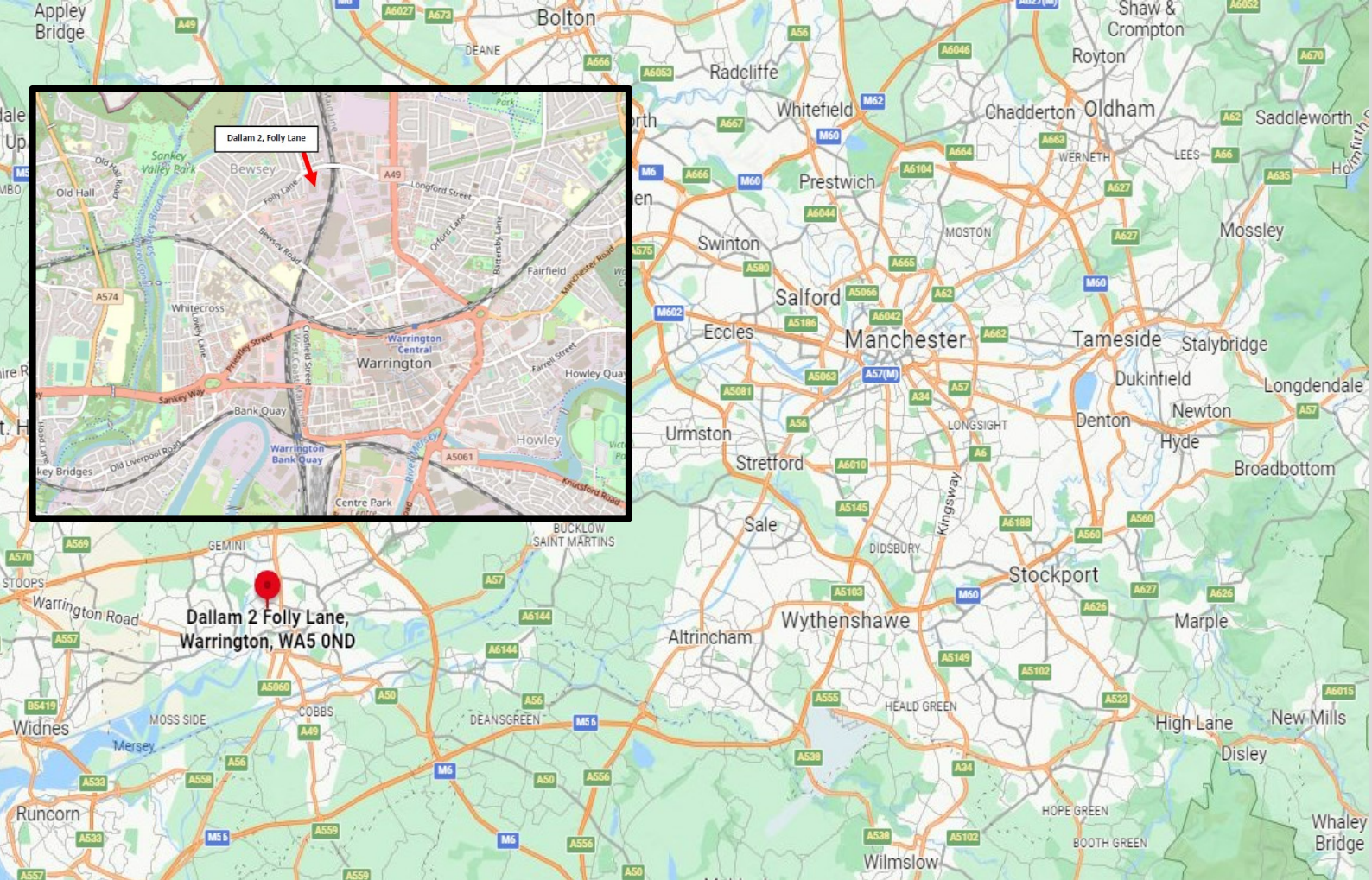
RENT

Available upon request.

RATES

Interested parties should make their own enquiries with Warrington Borough Council.





CONTACTS

For more information and appointments to inspect please contact:

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VAT

VAT will be payable where applicable.

EPC

TBC

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

LONDON CITY

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