

Clayton Road Industrial Estate

Clayton Road Industrial Estate, Clayton Road, Birchwood Warrington WA3 6NH





Description

The property comprises a terrace of five inter-connecting warehouse units with ancillary office/amenity areas. The unit can be split into circa five individual 11,500 sq ft units.

Internally the unit is undergoing a refurbishment, and will benefit from the following specification:- steel portal frame construction, with 6.5m eaves height, LED lighting throughout the warehouse and offices, three-phase electricity and electrically operated roller shutter loading doors.

Externally the property benefits from a large secure yard area with dedicated loading and car parking.

Location

The premises is located within the Risley Employment area, located half a mile from Junction 11 of the M62 motorway and three miles from Junction 21A of the M6.

The property is situated less than 0.5 miles from Birchwood Science and Technology Park, which includes major local occupiers such as Walkers Snack Foods, Asics, Ceva Logistics, DeVere Group, BNFL, Farm Foods, A & M Commercials, Clubhouse Golf.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

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

Viewing / Further Information

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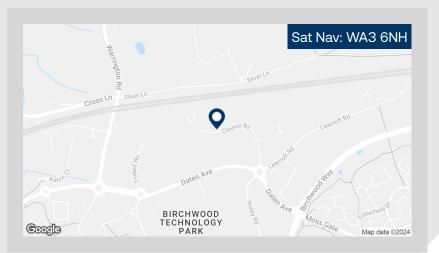
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Clayton Road Industrial Estate	Warehouse	57,441	5,336	Immediately
Total		57,441	5,336	

