WATCH OUR VIDEO

UNIT B GRAND STAND

LEACROFT ROAD, WARRINGTON, WA3 6PJ



TO LET

Modern Warehouse

33,305 SQ FT
including 3,600 sq ft of Offices

Adjacent Junction 11 M62 & close to M6 Interchange

Fully Refurbished

1 Mile from
J11 M62 motorway

4 miles to
J21A M6 motorway

Prime
distribution /
industrial
location

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 19 km (12 miles) west of Manchester, 32 km (20 miles) east of Liverpool and 288 km (180 miles) north west of London.

Grandstand is located close to the M6 and M62 interchange, with excellent access from Junction 11 of the M62. The M56 is also within easy reach.

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













Drive times

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	22 miles



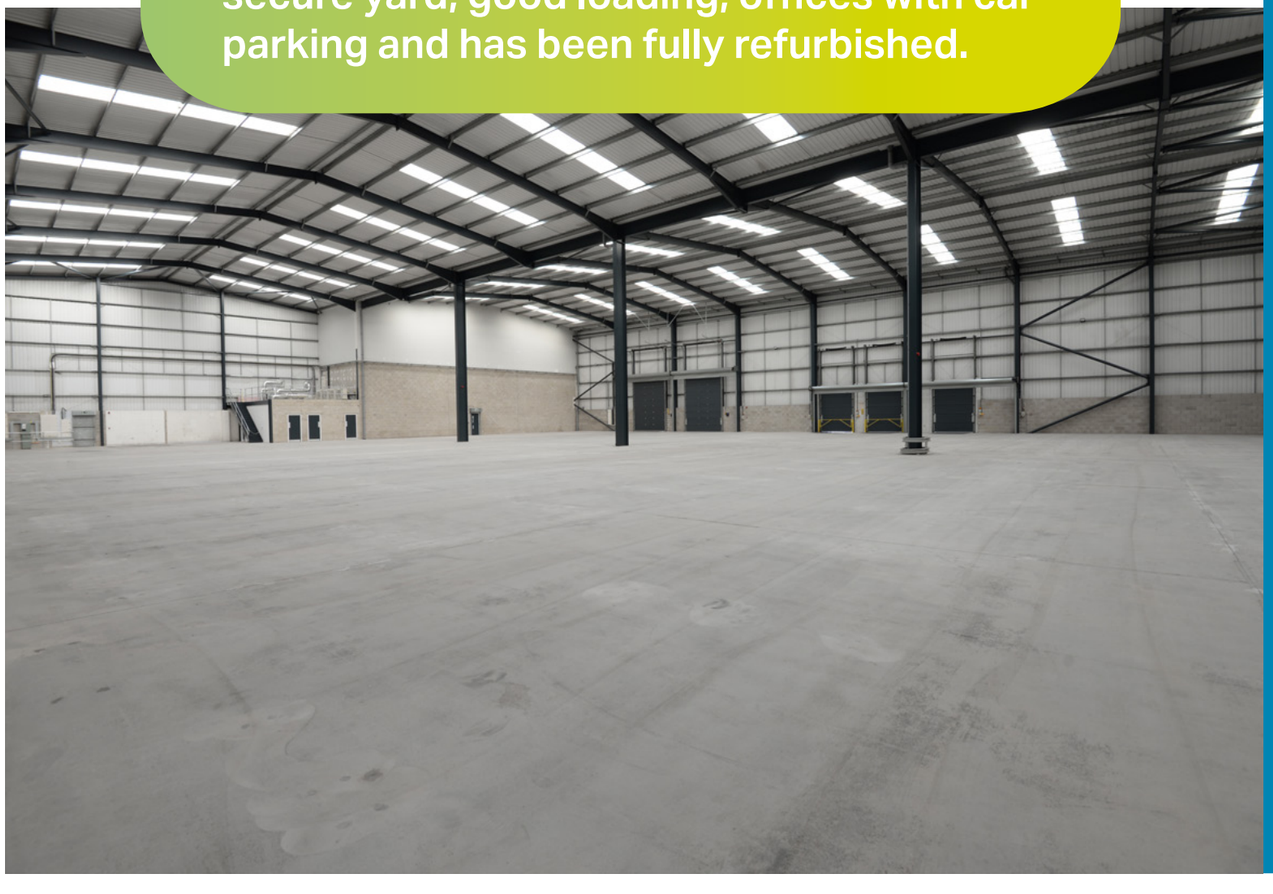
Situated centrally
between Manchester
and Liverpool Airport

12 minutes
to Warrington

35 minutes from
Port of Liverpool



This modern warehouse provides a large secure yard, good loading, offices with car parking and has been fully refurbished.









Specification

The property comprises a modern warehouse and benefits from the following:

- Three dock level loading doors
- Circa 10.1m eaves
- Two storey offices with comfort cooling
- Two level access doors
- Secure yard approx. 40m deep
- 31 parking spaces & 4 EV car charging points



UNIT B

GRAND STAND











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WARRINGTON,
WA3 6PJ

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

The unit has an EPC rating of "B".

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

Anti Money Laundering

We are obliged to verify the identity of a proposed tenant once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.



Viewing

Viewings strictly by appointment with agents BC Real Estate.

Please contact:

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