

M6
J20



M56
J9



Motorway Intersections 1.5 miles

TO LET

REFURBISHED INDUSTRIAL WAREHOUSE UNIT

WITHIN AN ESTABLISHED DISTRIBUTION LOCATION

27,000 – 54,000 sq ft (2,500 – 5,000 sq m)



- *Modern detached unit*
- *6.8m eaves (6m to underside of haunch)*
- *4 level access loading doors*
- *Two storey offices*

The site benefits from on site security 365 days a year between 7pm – 7am Monday – Friday and 24 hours at the weekend



WA4 4TQ

Block A, Stretton Green Distribution Park, Appleton, Warrington



Description

- Detached four bay unit of steel portal frame construction.
- 6.8m eaves (6m to underside of haunch).
- Warehouse heating and lighting.
- 4 level access loading doors.
- 2 storey fully fitted open plan integral offices with WC's and canteen.
- Forecourt service yard and car parking.
- Tanked gas supply
- On-site security (7pm to 7am Monday to Friday, 24 hours on weekends).



4 level access
loading doors



Warehouse heating
and lighting





2 storey fully fitted
open plan integral
offices with WC's
and canteen

First Floor Offices

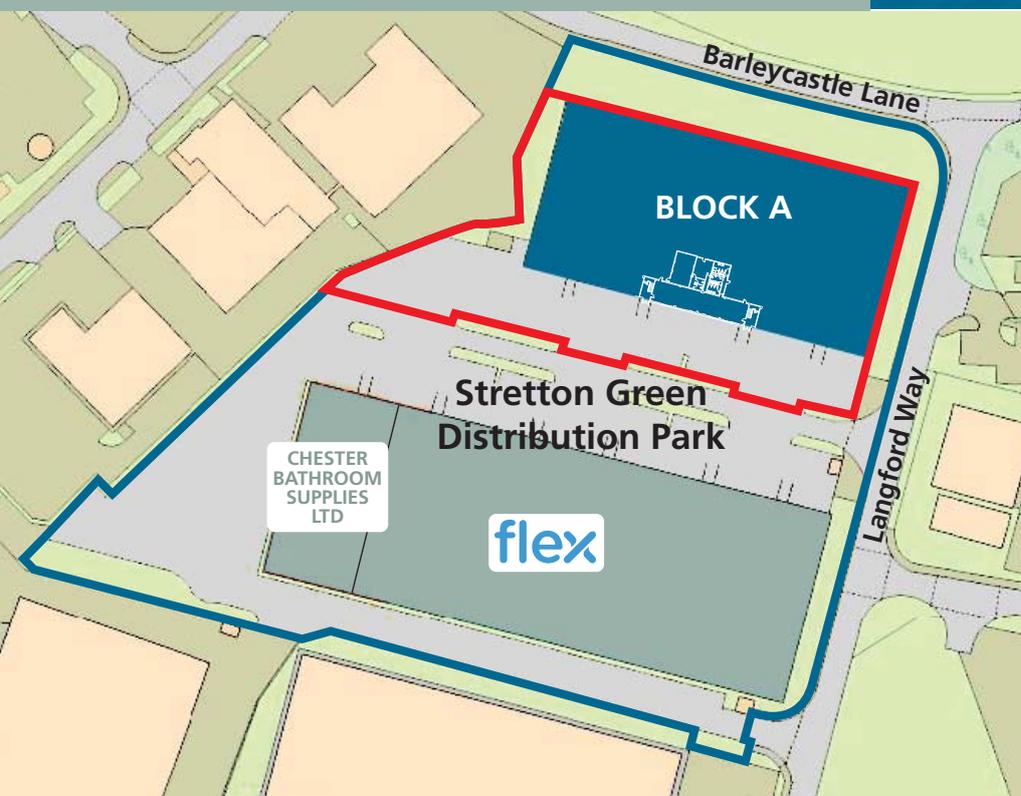
Ground Floor Offices



Accommodation

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice and comprise the following:-

	Sq ft	Sq m
Warehouse	47,441	4,407
Ground Floor Offices, WC's and canteen	3,759	349
First Floor Offices	2,607	242
Total	53,808	4,998



Terms

The premises are available by way of a new full repairing and insuring lease direct from the landlord for a term of years to be agreed.

Rateable Value

The property has a 2017 Rateable Value of £208,000 (this is not the rates payable). Prospective tenants should make their own enquiries with Warrington Borough Council.

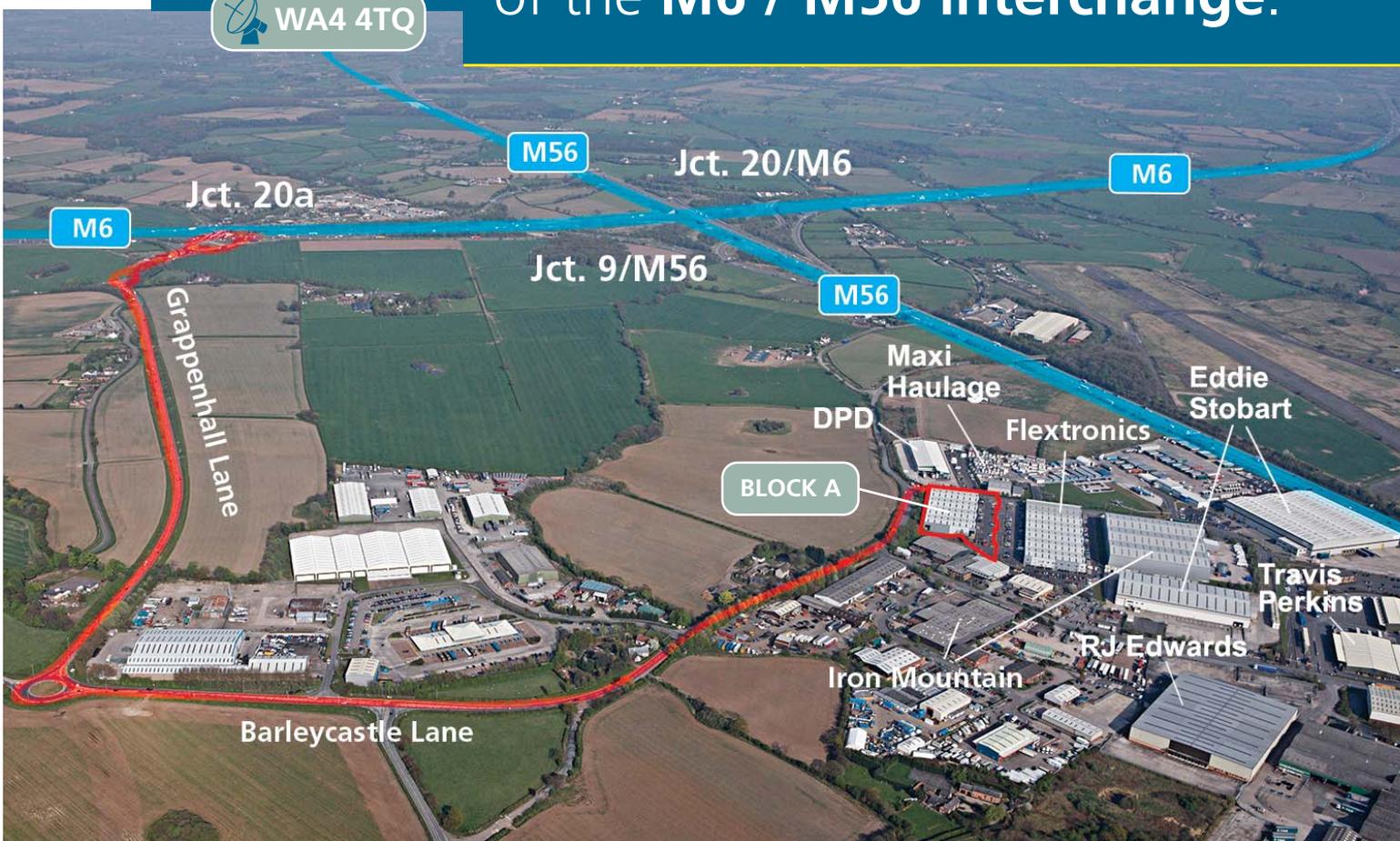
VAT

All rents quoted are exclusive of VAT, but may be liable at the prevailing rate.

EPC

Rated B. Full details available on request.

"Stretton Green is located within 1.5 miles of the M6 / M56 interchange."



**Stretton Green Distribution Park,
Langford Way, Appleton,
Warrington WA4 4TQ**

Location

The premises are located on Langford Way, off Barleycastle Lane in Appleton, Warrington and are accessed from Junction 20, M6 and Junction 9, M56 motorway located one mile distant via Grappenhall Lane (B5356) and Barleycastle Lane. Manchester is located approximately 25 miles to the North East, Liverpool lies approximately 25 miles to the North West and Warrington town centre lies approximately three miles to the North.



For further information or to arrange a viewing, please contact the joint agents.

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