



**UNIT 1 CALVER QUAY**  
Warrington WA2 8UD

**Modern detached Industrial /  
Warehouse Unit with secure yard**

Calver Quay, Calver Road, Warrington

**Available now for occupation**



**TO LET**  
**26,005 sq ft (2,416 sq m)**

- Gross Internal Area of 26,005 sq ft (2,416 sq m)
- 8 metre eaves
- Sodium Lighting in the Warehouse
- Adjacent to Junction 9 M62
- 5 minutes from M6/M62 intersection



# UNIT 1 CALVER QUAY

## Warrington WA2 8UD

### Description

A 26,005 sq ft unit built to a modern specification which provides the following specification:

### Offices

- 2 storey offices
- WCs
- Kitchen facility
- Gas central heating
- Dedicated Car Park

### Warehouse

- Single bay warehouse
- Steel portal frame unit 8m eaves height
- Blockwork walls to approximately 2m and clad above
- Concrete floor
- No. 2 level access loading doors
- Sodium Box lighting
- Large external secure yard



### Accommodation

The property has been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (6th edition) and provides the following area:

| UNIT 1             | Sq ft         | Sq m            |
|--------------------|---------------|-----------------|
| WAREHOUSE          | 23,565        | 2,189.26        |
| OFFICES (2 STOREY) | 2,440         | 226.64          |
| <b>TOTAL</b>       | <b>26,005</b> | <b>2,415.90</b> |





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## Location

The unit is situated on Calver Road and is within 1 mile of Junction 9 of the M62 motorway via the A49.

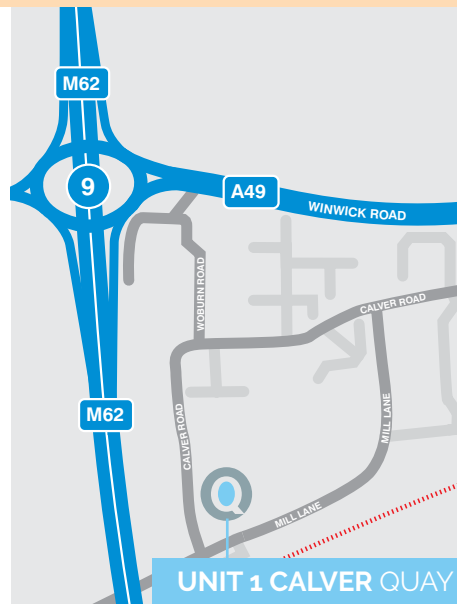
The M62/M6 intersection lies approximately 2 miles to the east and Warrington Town Centre 3 miles to the south.

The unit is in close proximity to a wide range of local amenities including Marks and Spencer, IKEA, Next, Boots, McDonalds, and Pure Gym, as well as Gemini, Alban and Junction Nine Retail Parks.



## TO LET

### Modern detached Industrial / Warehouse Unit with secure yard



## Terms

The property is available To Let by way of a full repairing and insuring lease for a term of years to be agreed.

## Rental

Rent on application.

## Legal Costs

Each party to be responsible for their own legal costs in connection with the transaction.

## EPC

A copy of the EPC for the property will be available once the unit has been refurbished.

## Contact:

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