

TO LET / MAY SELL

From 15,981 sq ft (1,485.2 sqm)

up to 64,247 sq ft (5,970.9 sq m)



Industrial Warehouse Unit

Albion Park (Buildings 1-3)

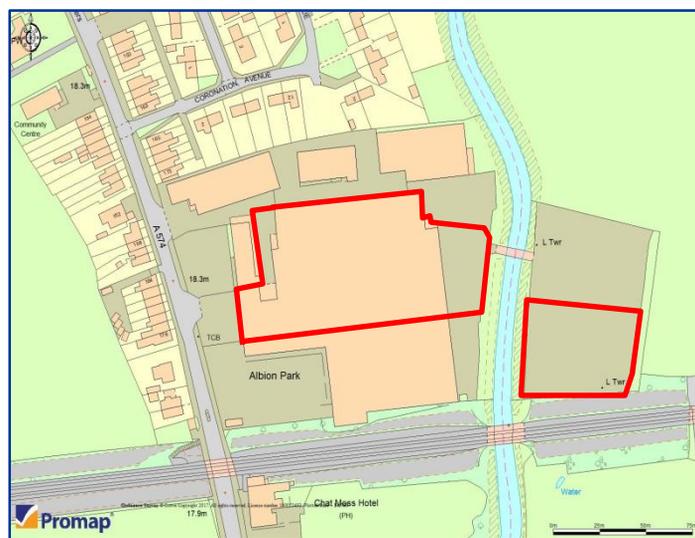
Warrington Road

Glazebury

Warrington

WA3 5PG

dh DAVIES HARRISON
REAL ESTATE
0161 236 9999
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LOCATION

Albion Park is within the village of Glazebury fronting the A574 Warrington Road. Warrington Road intersects with the A580 East Lancashire Road within 0.6 miles (1km) of the subject property.

The subject property is well positioned for access to the national motorway network being 3.1 miles (5km) from Junction 11 of the M62 Motorway, 7 miles (11km) from Junction 23 of the M6 Motorway and 6.7 miles (10.7km) from Junction 13 of the M60 Motorway.

Glazebury is located between Manchester and Liverpool and approximately 8km from Warrington.

DESCRIPTION

The subject property is a three bay warehouse of steel portal frame construction.

SPECIFICATION

- Good quality open plan warehouse accommodation
- Minimum eaves 8m
- Cranage available
- 5 roller shutter doors
- Substantial power
- Sodium lighting

ACCOMMODATION

The premises has the following gross internal area:

Unit	Sq ft	Sq m
Building 1	15,981	1,485.2
Building 2	29,996	2,787.7
Building 3	18,270	1,698.0
Total	64,247	5,970.9

SERVICES

We understand all mains services are available to the property.

EPC

An Energy Performance Certificate is available upon request.

RATEABLE VALUE

The property is currently being separately assessed for rating purposes. We believe the Rateable Value of the property is estimated to be £70,500.

PLANNING

The property is situated within an established industrial complex. Interested parties should make their own enquiries of the Local Planning Authority.

TERMS

The property is available as a whole or individual buildings by way of new full repairing and insuring leases for a term to be agreed, alternatively a sale of the whole may be considered.

RENTAL / PRICE

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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