

140
CHARON WAY

WARRINGTON,
WA5 7YD

Lambert
Smith
Hampton

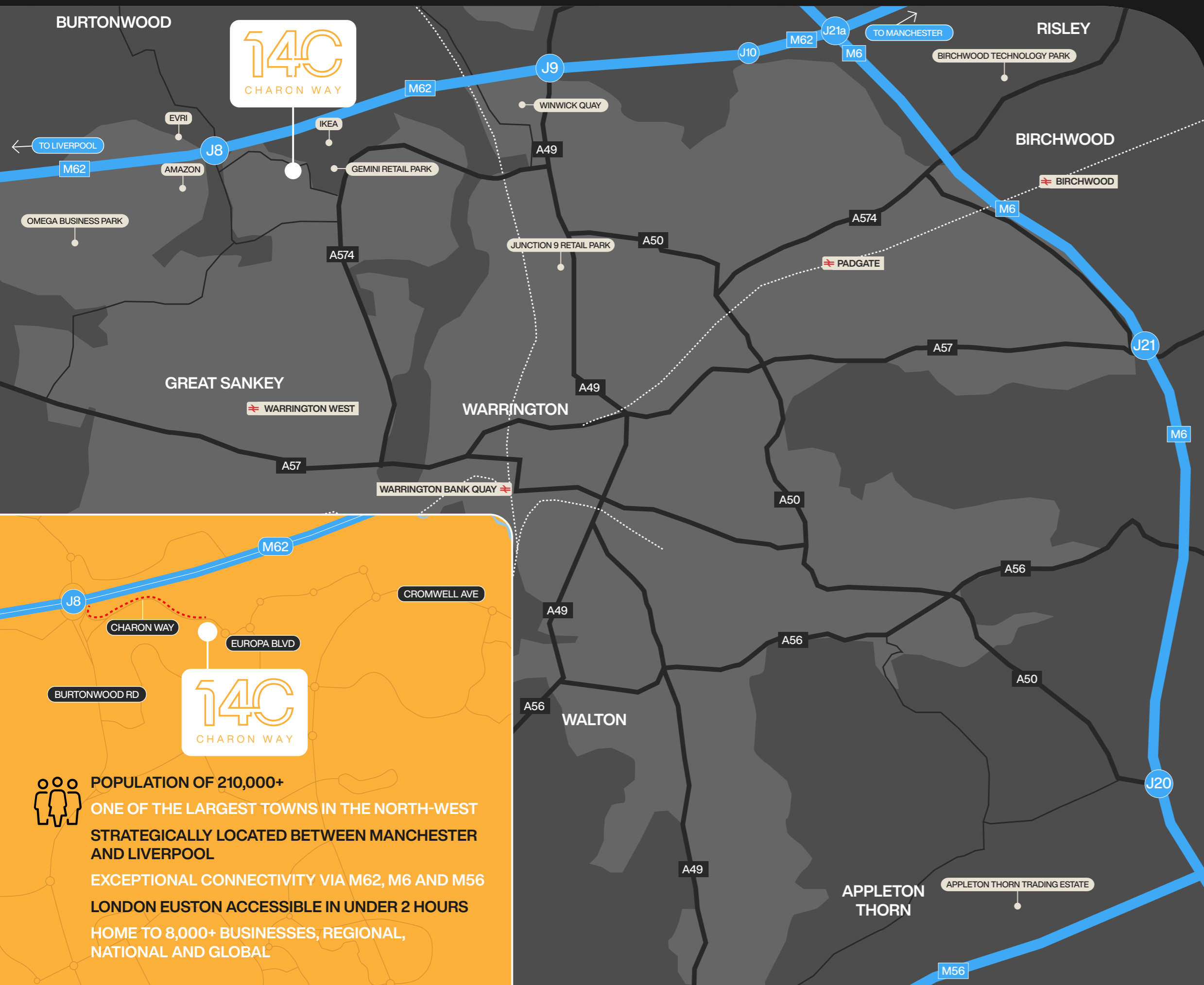
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Prime Mid-Box
Industrial Unit
FOR SALE

Prominent location next
to Junction 8 M62

45,351 sq ft
(on 3.2 acres)





SITUATION

Warrington is a strategic industrial location due to proximity to the well-connected highway road networks attributable to good performance of industrial properties.

The area lies along the M6 and M62 corridors, major motorways that provide excellent connectivity to the local, regional and national markets.

The property is prominently situated on Charon Way, Warrington approximately 2 miles North West of the Town centre. The property is within immediate proximity of Junction 8 of M62 Motorway, providing strong road communications. The surrounding area consists of predominantly industrial/commercial use and the prime Omega industrial development fronting the M62 with residential uses to the South and West.

DRIVE TIMES



J8 M62	1 MINS
A49 / J9 M62	4 MINS
J21A M6	5 MINS
LIVERPOOL AIRPORT	18 MINS
MANCHESTER	20 MINS
MANCHESTER AIRPORT	21 MINS
LIVERPOOL	23 MINS
BIRMINGHAM	1HR 28 MINS



POPULATION OF 210,000+

ONE OF THE LARGEST TOWNS IN THE NORTH-WEST
STRATEGICALLY LOCATED BETWEEN MANCHESTER
AND LIVERPOOL

EXCEPTIONAL CONNECTIVITY VIA M62, M6 AND M56

LONDON EUSTON ACCESSIBLE IN UNDER 2 HOURS

HOME TO 8,000+ BUSINESSES, REGIONAL,
NATIONAL AND GLOBAL



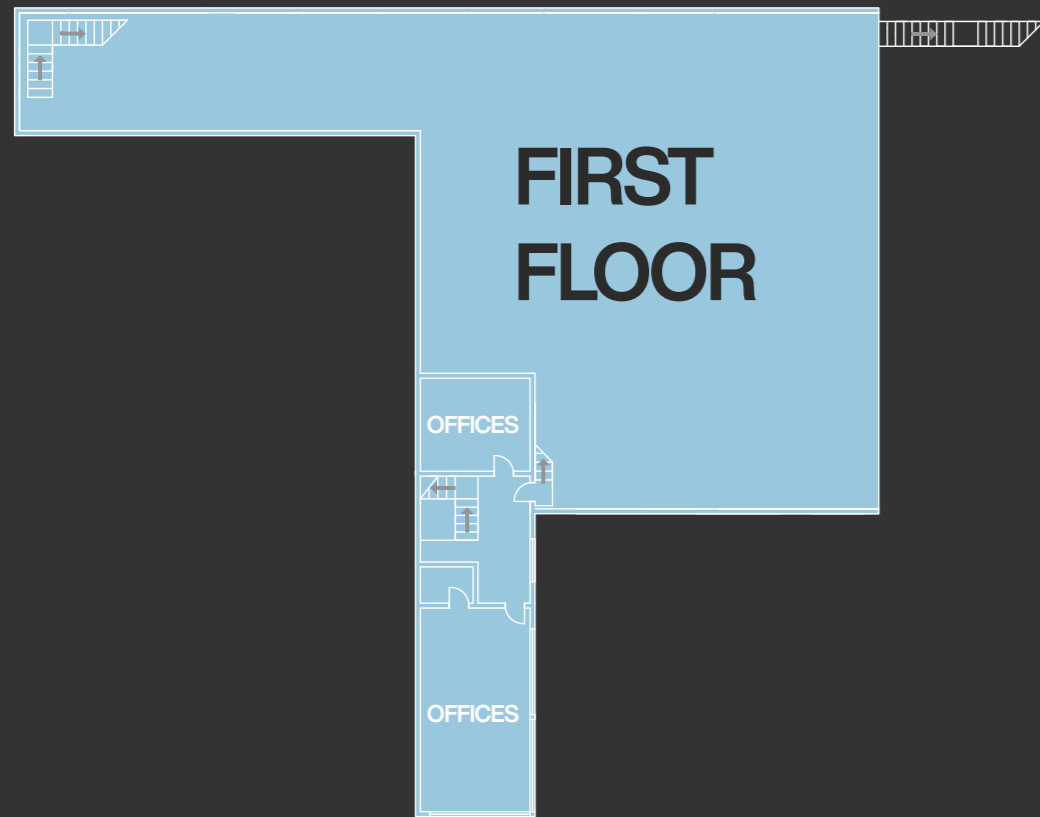


DESCRIPTION

The property is a detached industrial warehouse built in c 2010 and is presently used as a furniture showroom and distribution warehousing with ancillary office space over ground and first floor.

The property is of a steel frame construction with profile cladding to the elevations and roof and benefits from the following specification:

-  Mezzanine storage
-  8 metre eaves (10 metres to apex)
-  LED lighting
-  10 x dock level and 1 x level loading door
-  Ground and 1st floor offices
-  Separate car parking area
-  Staff welfare facilities
-  Securely fenced & gated site
-  175 KVA power



ACCOMMODATION

The property has been measured on a Gross Internal Area (GIA) basis and in accordance with the RICS Code of Measuring Practice (6th Edition):

FLOOR	DESCRIPTION	USE	SQ M	SQ FT
Ground and first	Main Warehouse & Sales	Industrial/ Office	3,393.566	36,528
Mezz	Storage	Storage/ industrial	819.684	8,823
Total Gross Internal Area:			4,213.25	45,351

Site area extends to 1.29 Hectares (3.2 Acres).







FURTHER INFORMATION

TENURE

Freehold - Title Number CH591264.

EPC

The building has an EPC rating of A20.

VAT

Vat will be payable on any transaction.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the purchaser will be required to satisfy the relevant checks prior to exchange of contracts.

CONTACT

For more information, please contact:

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