

To Let  
379,000

Sq Ft

Refurbished  
Distribution Facility



WARRINGTON  
379 WARRINGTON // WA2 7NT



## Location

Warrington 379 is situated on Dallam Lane, close to Junction 9 of the M62 motorway and on the outskirts of Warrington Town Centre.

The site is accessed direct from Dallam Lane which in turn provides access to the A49 (Winwick Road). The A49 leads directly to Junction 9 of the M62 motorway within 2 miles of Warrington 379. The M62 motorway provides direct access to Junction 21a of the M6 motorway to the east and North Manchester, Yorkshire and beyond; or alternatively to Liverpool to the west.

## Description

### Warehouse 1

- Detached steel portal frame unit
- 9 - 14m clear headroom
- 25 dock level loading doors
- Loading to 3 elevations
- 2 storey office and reception area
- WC & welfare facilities

### Warehouse 2

- Detached steel portal frame unit
- 15m internal height
- 4 level loading doors
- 2 dock level loading doors
- WC & welfare facilities

## Accommodation

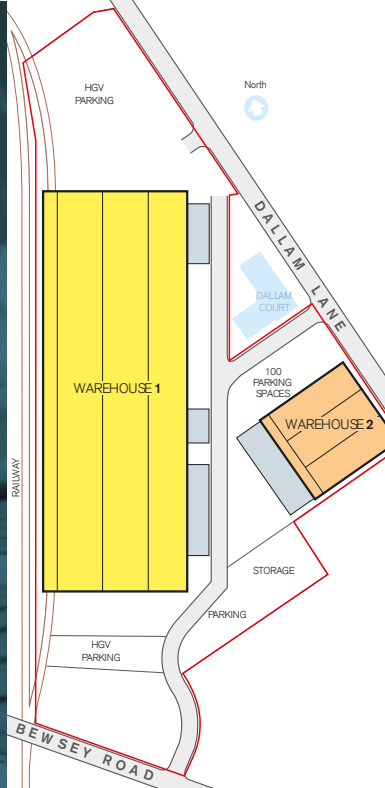
<b>Warehouse 1</b>	305,601 sq.ft.	28,391.26 sq.m
<b>Warehouse 2</b>	73,341 sq.ft.	6,813.60 sq.m
<b>Grand Total</b>	<b>378,942 sq.ft.</b>	<b>35,204.86 sq.m</b>

## Disposal Terms

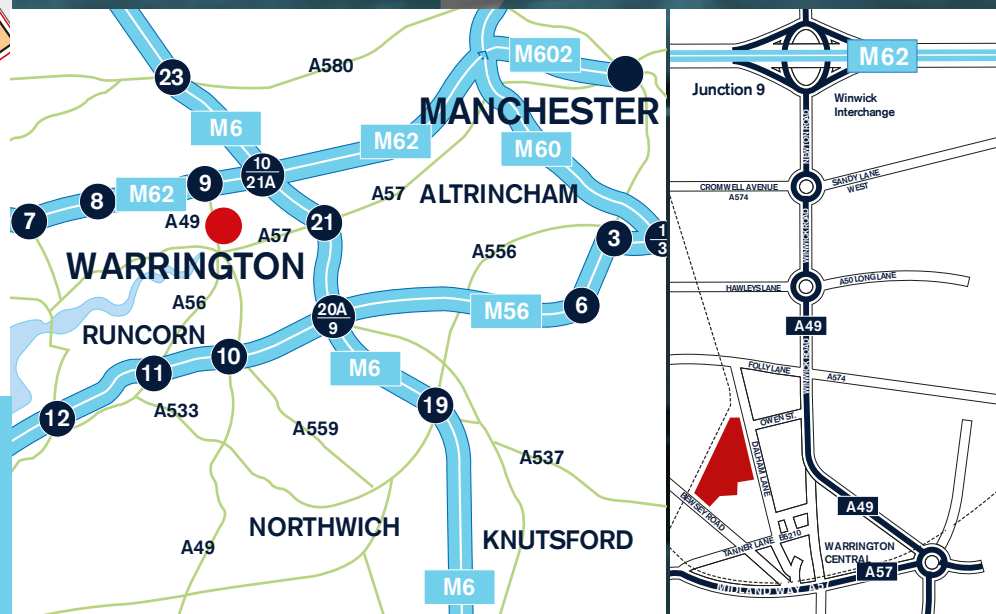
The premises are available on a new lease for a term of years to be agreed. Rental on application.

## VAT

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



- Established distribution location
- Excellent transport links to M62, M6 and M56
- Main warehouse and additional warehouse unit with extensive external loading areas
- Heating, sprinklers and lighting
- Fully secure site with a purpose built gatehouse and barrier controlled access system
- Excellent loading via dock and level access doors on 3 elevations to the main warehouse
- Two entrances and exits into the site



**WARRINGTON 379**  
WARRINGTON // WA2 7NT

**M&G**  
REAL ESTATE

## Viewing

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



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