



STRETTON DISTRIBUTION CENTRE

GRAPPENHALL LANE **WARRINGTON** WA4 4QT
Adjacent to M6/M56 Motorway

TO LET
HIGH QUALITY
DISTRIBUTION / WAREHOUSING PLUS OFFICES

109,747 SQ FT
(10,195.88 SQ M)

DESCRIPTION

The property comprises a modern steel portal frame warehouse with an eaves height of approximately 22ft (7m). The building has been extensively refurbished and completely re-clad with brand new elevations and fully insulated roof throughout. Loading is via a combination of drive-in and dock level doors leading to the fully secure private extensive rear service yard.

Two storey office accommodation is provided to the front of the building, providing convenient open plan office accommodation and WC facilities. A quality reception area / entrance foyer is provided together with a purpose built staff canteen area. Extensive car parking facilities are also provided.

SPECIFICATION

- Less than 1 mile from Jct 20 / M6 and Jct 9 M56
- Modern portal frame warehouse
- Eaves height of 7 metres
- 4 dock level loading doors with the ability to provide an additional 4
- 2 level loading doors
- 45 metre yard depth
- Two storey modern office accommodation with car parking
- Potential future expansion for a further 20,000 sq ft subject to planning



**STRETTON
DISTRIBUTION
CENTRE**



ACCOMMODATION

	sq ft	sq m
Warehouse	100,716	9,356.87
G/F Offices	6,059	562.85
F/F Offices	2,972	276.16
Total	109,747	10,195.88



← POTENTIAL EXPANSION LAND

Subject to planning consent there is potential for a further 20,000 sq ft extension as shown hatched on the plan.



RENT

The quoting rent / terms available upon application to the agents

TENURE

Our clients are seeking to dispose of the building by way of a new standard full repairing and insuring lease.

VAT

All interested parties should satisfy themselves as to the incidence of VAT incurred in this transaction.



STRETTON DISTRIBUTION CENTRE



LOCATION

The unit is prominently situated on Stretton Distribution Centre, which is within one mile of the M6 / M56 interchange, directly accessible via a new expressway. The location allows access to the regional motorway network, bringing Manchester and Liverpool within 30 minutes drive time. Over 60% of the UK population live within a four hour drive of Warrington.



GRAPPENHALL LANE
WARRINGTON WA4 4QT



www.strettondistributioncentre.co.uk

DRIVE TIMES

M6 / M56	1 mile	3 minutes
Manchester	20 miles	34 minutes
Liverpool	24.5 miles	30 minutes
Leeds	61 miles	67 minutes
Birmingham	74.6 miles	84 minutes

Source: theaa.com

CONTACTS

ROGER HANNAH & CO
0161 830 7475
www.roger-hannah.co.uk

Julien Kenny-Levick
e: jkl@roger-hannah.co.uk
t: 07712 537590

Colliers INTERNATIONAL
0161 831 3300
www.colliers.com/uk/industrial

John Sullivan
e: john.sullivan2@colliers.com
t: 0161 831 3305