

## To let Modern Industrial Facility

RISLEY INDUSTRIAL ESTATE, WARRINGTON, WA3 6SZ



**Units 1 - 4**  
**81,773 SQ FT**  
**Splits into 4 units from 20,000 SQ FT**

- Less than 1 mile from M62 motorway
- Prime distribution / industrial location

## Description

The property comprises a detached single story industrial unit built in four interconnecting bays extending to 81,733 sq ft. Each bay has a separate two story office area/separate loading with individual yards and parking areas on a secure site.

The property lends its self to be split into smaller individual units of circa 20,000 sq ft.

## Specification

The specification of the property is as follows:

- Steel portal frame construction
- 8 level access loading doors (2 per bay)
- 4.88m eaves
- Single access point to site via a security lodge
- Warehouse lighting and heating
- Individual car parking for each bay secured with perimeter fencing
- Sprinklers throughout



## ACCOMMODATION

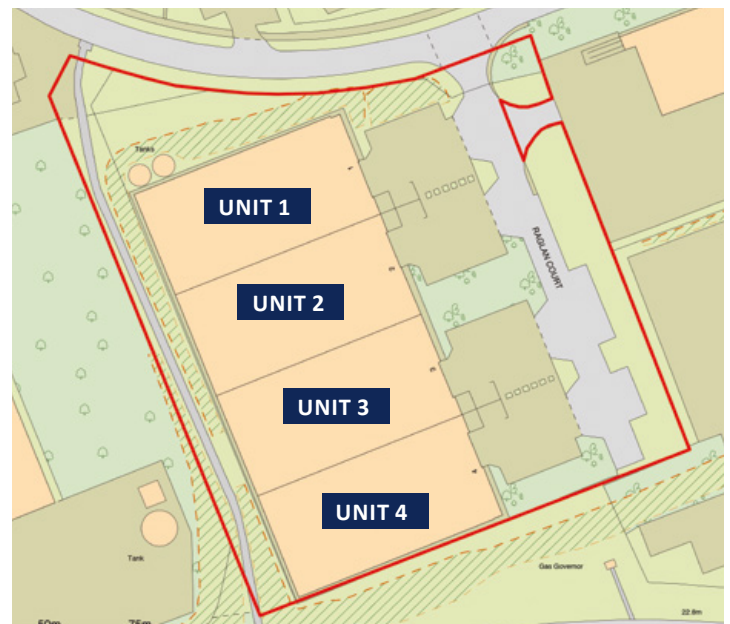
The building can be split into 4 individual units with the following breakdown:

<b>Unit 1</b>	20,466 sq ft inclusive of 2,550 sq ft offices
<b>Unit 2</b>	20,400 sq ft inclusive of 2,418 sq ft offices
<b>Unit 3</b>	20,400 sq ft inclusive of 2,418 sq ft offices
<b>Unit 4</b>	20,466 sq ft inclusive of 2,550 sq ft offices

The building can be taken as a whole with the following breakdown:

<b>Offices</b>	9,936 sq ft
<b>Warehouse</b>	71,837 sq ft
<b>Total</b>	81,773 sq ft

The property sits on a site of 4.3 acres and has a site density of 44%.

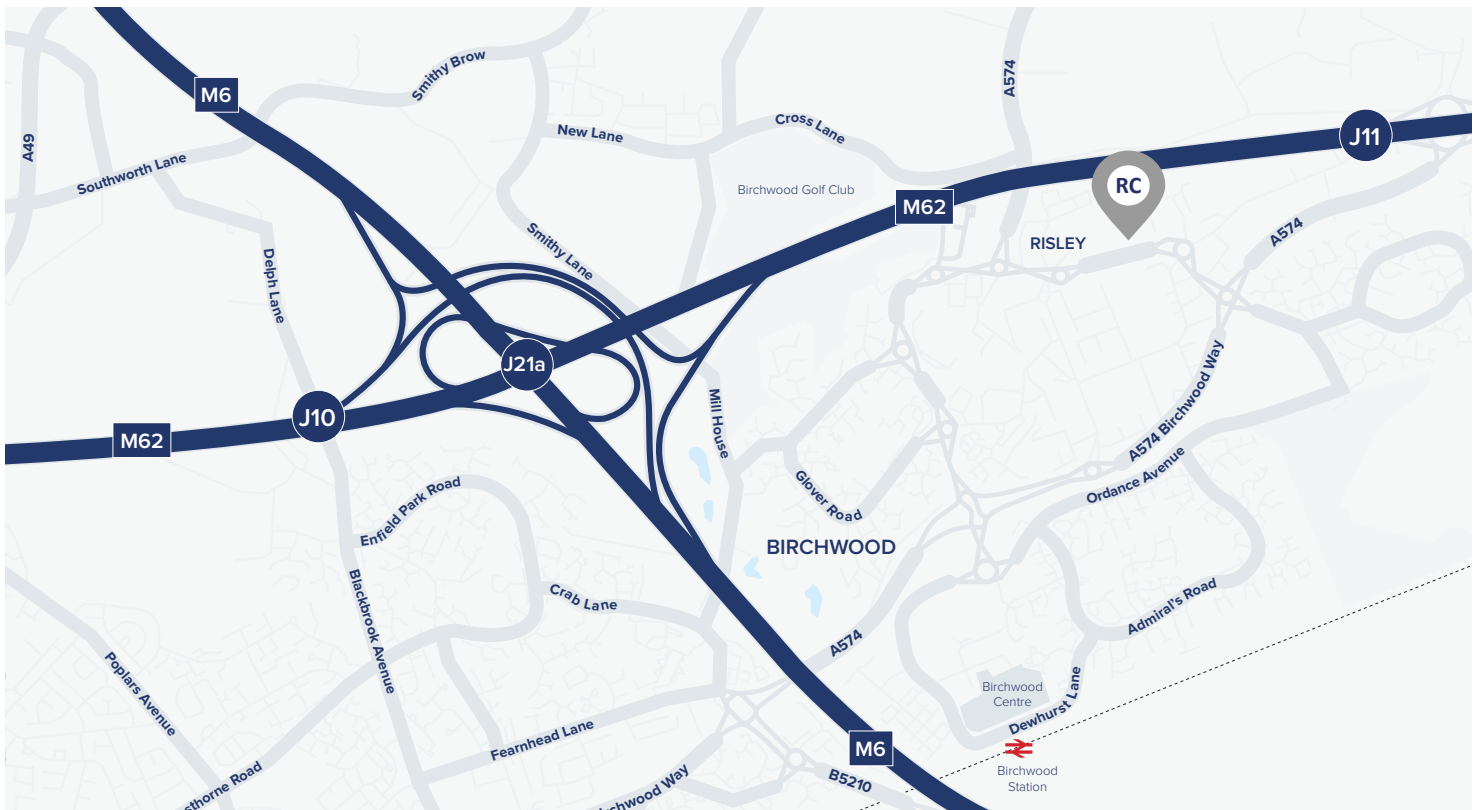




### Location

Warrington is a major North West commercial centre, located at the intersections of the M6, M56 and M62 motorways providing excellent access to the wider motorway network.

The property is located between the M6 and M62 interchange, with direct access from Junction 11 of the M62. Raglan Court is located on Risley Industrial Estate, an established commercial, industrial and distribution location. Nearby occupiers include Yodel, Farm Foods, Walkers Crisps, DHL, Iceland, Travis Perkins and Amazon to name a few.



### Terms

The unit is available To Let on a new FRI lease on terms to be agreed.

### VAT

All figures quoted will be subject to VAT where applicable.

### Viewing/ Further Information

Please contact the Joint agents:

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