



TO LET

Large Warehouse Facility

12,579 sq. ft. - 123,265 sq. ft.



ACTON GRANGE

Birchwood Lane, Warrington,
Cheshire, WA4 6XE

- Fully racked & sprinklered - 9,241 pallet positions
- Trailer Park
- Purpose built flammable liquid store
- COMAH compliant for storage of hazardous materials

VIEWINGS

Strictly by prior appointment with the joint letting agents

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Cheshire, WA4 6XE



LOCATION

The premises are located adjoining the Manchester Ship Canal, just outside the village of Moore, on Birchwood Lane just off Moore Lane. Warrington lies approximately 4 miles to the north east and Runcorn approx 4 miles to the south west.

The premises are located on Birchwood Lane which leads onto Moore Lane / Runcorn Road allowing access onto Chester Road (A56) which provides direct access to Junction 11 of the M56 motorway, which is approximately 4 miles to the south.

DESCRIPTION

The subject premises comprise a part section of a large warehouse building of steel frame construction with part brickwork and corrugated asbestos elevations under a corrugated asbestos roof incorporating translucent panels.

The premises also provide

- Clear Span Accommodation
- 9 metre to Eaves
- Fully Racked - 9421 pallet positions
- In Rack Sprinkler System
- Lighting via Sodium Box Units
- 4 No. Roller Shutter Doors & 1 No Dock Leveller (Potential to Increase)
- Offices & WC Facilities can be incorporated, subject to an in-going tenant's requirements

Also situated on site is a detached modern unit of steel frame construction with full height profile elevations and roof, incorporating translucent panels.

The unit benefits from:

- Sprinkler System
- Smoke detectors
- Vent controlled cooling system
- Fire proof insulation

ACCOMMODATION

From measurements taken on site, we would advise that the premises extend as follows:-

	Sq. Ft.	Sq. Mtrs
Main warehouse facility	110,686	10,282.7
Detached flammable stores	12,579	1,168.6
TOTAL GIA	123,265	11,451.3

RATING - We would advise any interested party to make contact with Warrington Borough Council on 01925 443210.

TERMS - The premises are available by way of new full repairing and insuring leases for a term to be agreed.

In accordance with our clients standard policy all leases granted would be outside the security of tenure provision of the Landlord & Tenant Act 1954 Part II.

RENT - Upon Application

VAT - Unless otherwise stated, all sums will be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs in respect to the preparation of legal documentation.

SUBJECT TO CONTRACT