

# TO LET

## 18,608 sq ft (1,728.8 sq m)

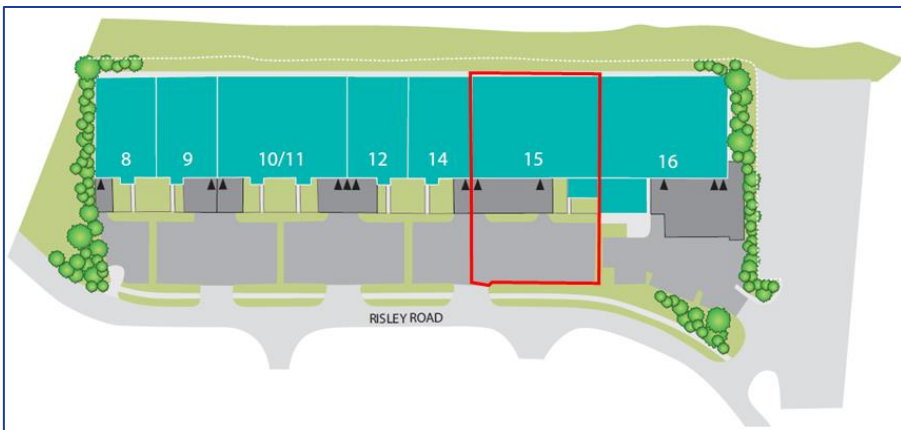
- Excellent road links
- 5 minutes from J11 M62 and J21A M6
- To be refurbished
- Occupation available from September 2021
- Preliminary Details



Mid-Terrace Industrial / Warehouse Accommodation

**Unit 15, Gawsworth Court**  
**Risley Road**  
**Warrington**  
**Cheshire**  
**WA3 6NJ**

	<b>DAVIES HARRISON</b> REAL ESTATE
<b>0161 236 9999</b>	
<a href="http://www.daviesharrison.com">www.daviesharrison.com</a>	



## LOCATION

Gawsworth Court is situated on Risley Road, accessed via Birchwood Way (A574), which provides direct access to Junction 11 of the M62 Motorway which in turn connects with the M6, M60, M56 and national motorway network. Junction 21A of the M6 Motorway is located within 3 miles.

## DESCRIPTION

The property is a mid-terraced unit situated in a terrace of 7 light industrial / warehouse units with ancillary offices.

The subject unit benefits from a concrete yard and tarmac car parking area. The property is secured by metal fencing to the perimeter boundary and provides the following specification:

## SPECIFICATION

- Steel portal frame construction
- Blockwork walls and profile metal cladding to eaves
- Painted concrete floor
- Sodium lighting
- Three phase electricity
- Gas space heaters
- 5.03m eaves height
- Roller shutter doors
- WC facilities
- Ground floor offices

## SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

## ACCOMMODATION

The property has been measured on a Gross Internal basis and provides the following:

	Sq ft	Sq m
Warehouse	17,774	1,651.3
Ground Floor Offices	834	77.5
<b>Total</b>	<b>18,608</b>	<b>1,728.8</b>

## EPC

An Energy Performance Certificate is available upon request.

## RATEABLE VALUE

The premises are described as "Warehouse and Premises" and have a current Rateable Value of £52,500.

We advise interested parties to make their own enquiries with the Local Rating Department.

## PLANNING

The property is situated on an established industrial estate.

We advise interested parties make their own planning enquiries with Warrington Borough Council.

## TERMS

The premises are available To Let by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENTAL

Upon application.

## VAT

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

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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