

# TO LET

Refurbished industrial  
warehouse units

10,257 & 12,526 Sq Ft



1 Mile from  
J11 M62 motorway



Prime distribution /  
industrial location



Refurbished



# origin COURT



((( ))) SAT NAV: WA3 6PJ

JUNCTION 11 M62, LEACROFT ROAD, WARRINGTON WA3 6PJ



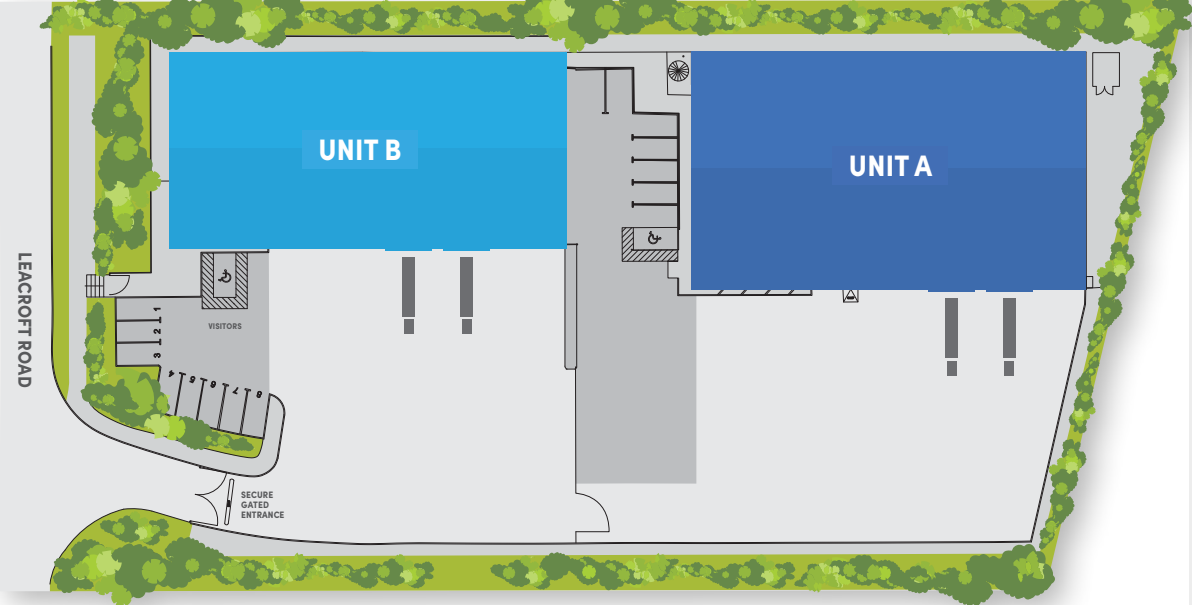
ORIGIN COURT  
UNITS A & B  
LEACROFT ROAD  
WARRINGTON  
WA3 6PJ



Origin Court comprises 2 self-contained Industrial/Warehouse units that are currently being refurbished. Each unit provides a detached single story industrial unit of 10,257.18 & 12,526.38 sq ft respectively with loading provided from the private yards via 2 roller shutter loading doors. New LED lighting will be provided to the warehouse area.

Each unit has integral two-story offices/amenity refurbished to include suspended ceiling with recessed lighting, carpeting and decoration, wall mounted radiators and male/female W/Cs.

Externally there are individually fenced yards and dedicated parking spaces, within a fully secured site with steel palisade fences around the perimeter and external lighting.



### SPECIFICATION

The property benefits from the following specification.



Refurbished



Steel portal frame construction



2 level access loading doors (2 per unit)



7 metre minimum eaves height



New LED lighting throughout



Individual car parking (to each unit)



Self-contained yards



Integral, two storey offices



Fully secured site and external lighting



Perimeter fence

### EPC

The units are expected to have excellent EPC ratings Unit A – “B50”/ Unit B – “B40”

### ACCOMMODATION

#### UNIT A

Description	Sq ft	(Sq m)
Warehouse	9,121.45	847.40
Offices – Ground	1,702.47	158.16
Offices – First	1,702.47	158.16
Total	12,526.38	1,163.72

#### UNIT B

Description	Sq ft	(Sq m)
Warehouse	8,631.96	801.92
Offices – Ground	370.64	34.43
Offices – First	1,254.59	116.55
Total	10,257.18	952.91

On a self-contained site extending to 1.51 acres (0.61 ha).

### TERMS

Available To Let on a new FRI lease on terms to be agreed.

### VAT

All figures quoted will be subject to VAT where applicable.





## DRIVE TIMES

M62, J11  
M6  
Warrington  
M60 Manchester  
Manchester Airport  
Manchester  
Liverpool Airport

1 mile  
4 miles  
5 miles  
7 miles  
17 miles  
12 miles  
20 miles



Warrington is recognised as one of the UK's key industrial, logistics and distribution centres, occupying a prime, strategic location at the heart of the North West region, approximately 25 km (12 miles) west of Manchester, 32 km (20 miles) east of Liverpool and 288 km (180 miles) north west of London.

Origin Court is located close to the M6 and M62 interchange, with direct access from Junction 11 of the M62. The M56 is also within easy reach.

Situated in a prominent position on Leacroft Road in 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.



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**Prime** distribution / industrial **location**



## FURTHER INFORMATION

For further information please contact.

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