

PRODUCTION/WAREHOUSE UNIT: 32/33 PRESTWOOD COURT LEACROFT ROAD RISLEY WARRINGTON WA3 6SB

# FOR SALE/TO LET

## INDUSTRIAL TRADE COUNTER UNITS

From  
1,150 Sq Ft – 4,448 Sq Ft



## Key Benefits

- A rare freehold opportunity
- Well located storage/industrial units
- Visible from M62
- Secure yard
- Minutes from J11 M62

Roberts  
VainWilshaw

CHARTERED  
SURVEYORS

## LOCATION

The premises are located to the North East side of Warrington town centre minutes drive from junction 11 of the M62 motorway. M62 in turn connects with the M6/M60 and M56 and the national network. The excellent motorway access, on a well established and well known business park makes the location an ideal base. The premises are visible from the M62 allowing for some great signage opportunities.

## DESCRIPTION

A steel portal frame building which has been extended at the rear to provide 4,448 sqft of good quality warehouse space. The building benefits from a secure service yard. The building has three phase power, gas, water and telephone connections. The space can be let or sold as a whole or capable of sub division into three separate units which again can be let or sold. There is good loading to the front of the building.

## ACCOMMODATION

1,150 SQ FT if let of sold separately
2,188 sqft with yard area - if sold or let as a whole
4,448 sqft sold or let as a whole

## TENURE

The premises are available by way of a new full repairing lease for a term to be agreed or available freehold

## RENT/PRICE

On application.

## SERVICE CHARGE

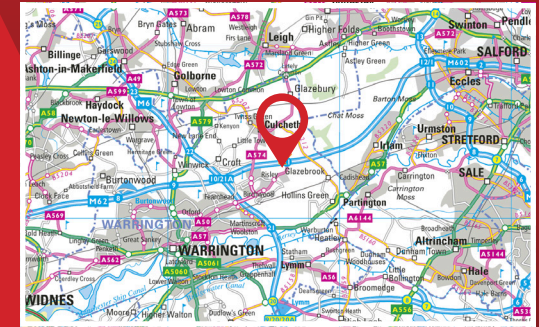
There is an estate charge for the landscaping and upkeep on the estate generally.

## EPC

A copy of the EPC is available on request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.



## VIEWING

By prior appointment through the sole agents:

Joseph Wilshaw

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