

PRODUCTION / STORAGE UNITS  
FROM 482 - 1,954 SQ FT (45 - 182 SQ M)



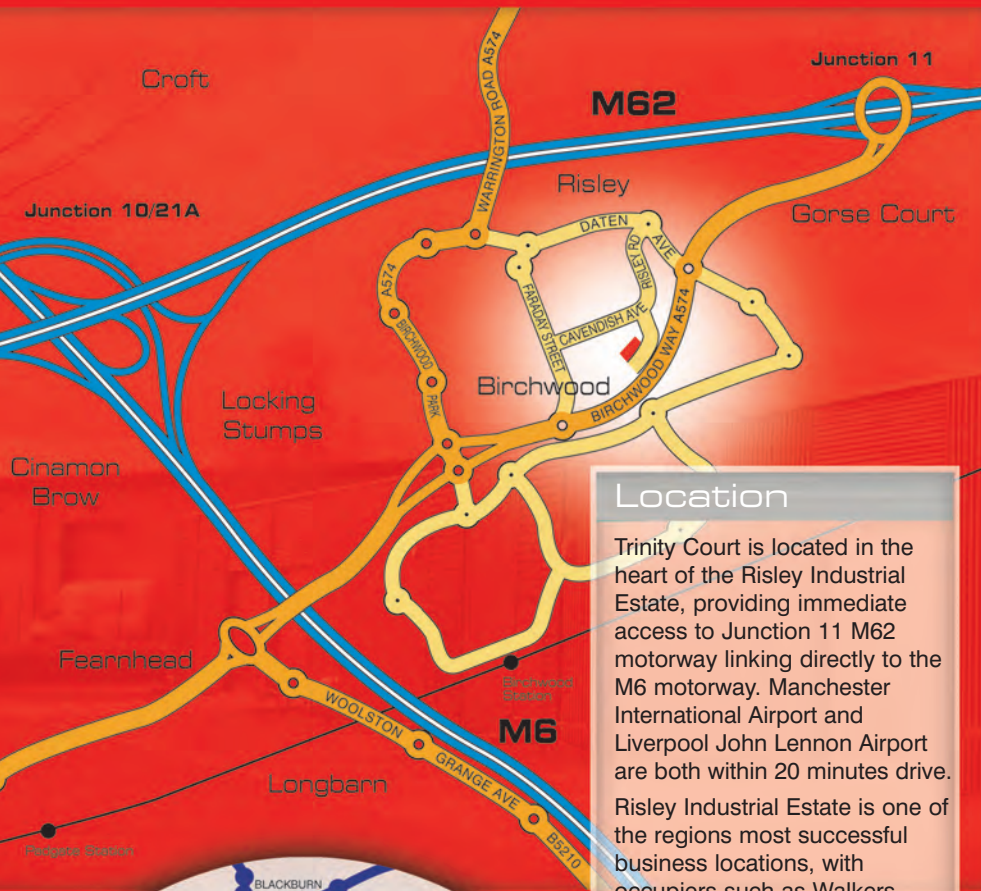
# TRINITY COURT

RISLEY INDUSTRIAL ESTATE  
warrington

**TO LET**  
available singly or combined



# PRODUCTION / STORAGE UNITS FROM 482 - 1,954 SQ FT (45 - 182 SQ M)



## Location

Trinity Court is located in the heart of the Risley Industrial Estate, providing immediate access to Junction 11 M62 motorway linking directly to the M6 motorway. Manchester International Airport and Liverpool John Lennon Airport are both within 20 minutes drive.

Risley Industrial Estate is one of the regions most successful business locations, with occupiers such as Walkers Crisps, Burton Biscuits and Shell benefiting from the good motorway links.

**Directions:** From Junction 11 M62 take A574 to Warrington turning right at the first roundabout. At the next roundabout take a left turn into Risley Road. Proceed for approx quarter of a mile and turning left at the small arrow for Trinity Court. The scheme is located on the right hand side.



## Description

The premises provide a range of production / storage accommodation of steel frame construction offering modern efficient working conditions. The floors are made of power floated re-inforced concrete slab. All units have insulated overhead loading doors and all units except 5, 6 and 7 have individual personnel doors incorporated in the patent glazing. The premises are ideal for new business start ups or indeed for larger companies seeking local / regional depots.

**Rent:** On application.

**Lease Term:** By arrangement.

**Service Charge / Building Insurance:**

A charge will be made.

**Legal Costs:** Each party to pay their own legal fees.



## Schedule of Accommodation

Unit	Sq Ft	Sq M	Unit	Sq Ft	Sq M	Unit	Sq Ft	Sq M	Unit	Sq Ft	Sq M	Unit	Sq Ft	Sq M
1	1,953	181	5	482	45	9	926	86	14	877	81	18	970	90
2	1,954	182	6	484	45	10	1,410	131	15	1,367	127	19	1,450	135
3	979	91	7	483	45	11	1,410	131	16	1,459	136	20	1,460	136
4	879	82	8	971	90	12	926	86	17	971	90	21	1,460	136
												22	1,459	136
												23	976	91
												24	1,952	181
												25	1,883	175

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