



TO LET - **UNIT 1** - 1,150 SQ FT

MODERN INDUSTRIAL UNIT

PROPERTY OVERVIEW

Prestwood Court offers a range of modern industrial units within a well-established business location in Birchwood, Warrington. Available in a variety of sizes from 520 sq ft to 1,150 sq ft, units can also be combined to provide up to 2,200 sq ft, offering flexible accommodation for businesses looking to expand or relocate.

Designed to accommodate a wide range of industrial, storage and trade occupiers, the estate benefits from generous internal working heights, excellent vehicle access and gated security. Its strategic location close to Junction 11 of the M62 provides outstanding connectivity across the North West and beyond.

SPECIFICATION

- **1,150 sq ft** Industrial unit
- Excellent location close to Junction 11 of the M62
- Three-phase electricity
- Mains gas and water connected
- Internal height of **up to 5.1 metres**
- Up-and-over loading doors (3m x 3m)
- Estate suitable for large delivery vehicles
- Secure gated entrances
- Floor loading capacity of **20kN per sq m**



LOCATION

Prestwood Court is situated on **Leacroft Road**, Birchwood, one of Warrington's most established commercial locations. The estate is positioned just minutes from **Junction 11 of the M62**, providing excellent access to the regional motorway network including the M6, M56 and M60, making it an ideal location for businesses serving the North West and beyond.

TERMS

The premises are available by way of a new **Full Repairing and Insuring lease** for a term to be agreed.

SERVICE CHARGE

A service charge is applicable to cover the maintenance and management of communal areas, including landscaping throughout the estate.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority to verify the current Rateable Value and Business Rates payable.

VAT

All figures quoted are exclusive of VAT, which will be payable where applicable.

EPC

An Energy Performance Certificate is available upon request.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.

VIEWING

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