



INDURENT

GAWSWORTH COURT

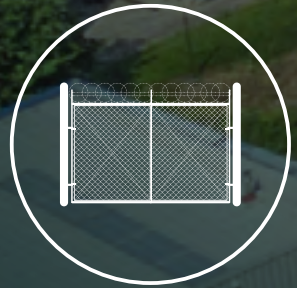
WA3 6NJ

///speedy.garage.importing

UNITS TO UNDERGO FULL REFURBISHMENT



Three phase
electricity.



Large secure
yards.

To let

Units from: 8,939 sq ft - 18,644 sq ft

Warehousing that Works.

High performance space for your business.

Gawsworth Court provides modern industrial and warehouse space designed to support a range of business needs.

The estate comprises seven units, each with ancillary office accommodation, giving businesses the flexibility to combine operational and administrative functions within a single location.

Externally, the units benefit from generous concrete service yards and dedicated car parking areas, supporting efficient day-to-day operations. The estate is secured by perimeter metal fencing, providing a safe and well-maintained working environment.



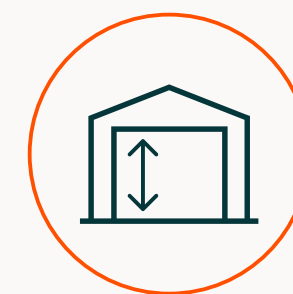
Roller shutter doors.



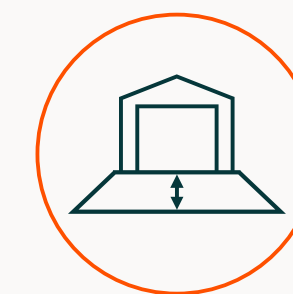
Undergoing full refurbishment.



Blockwork walls and profile metal cladding to eaves.



Up to 5.65m eaves height.



Large yard and parking.



Direct access to M62 and M6.

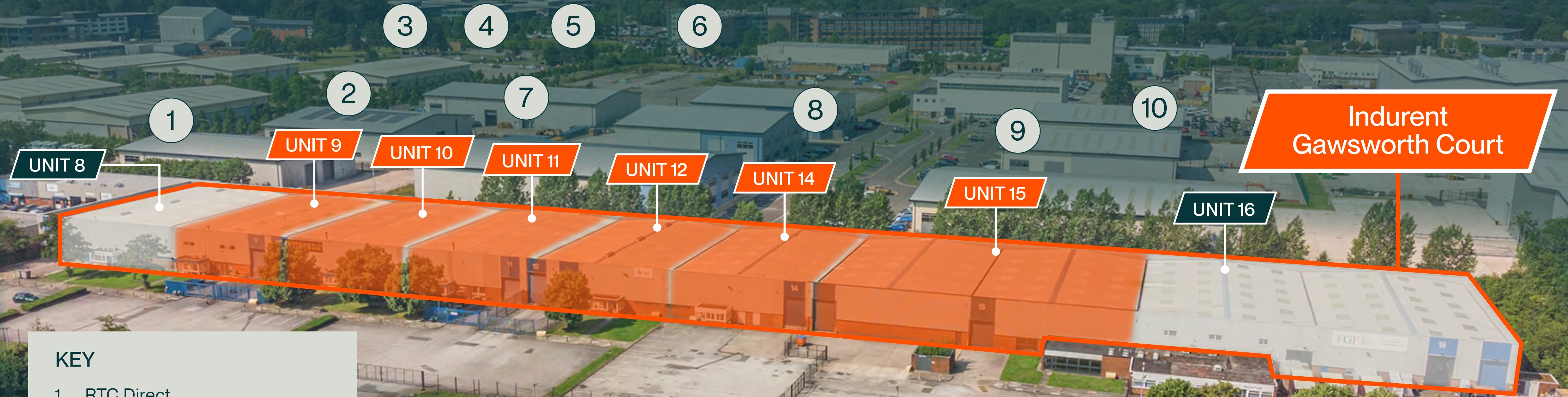


WC facilities.



Quality office accommodation.

/ Aerial.



KEY

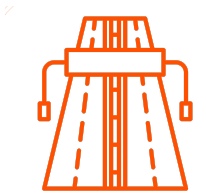
1. RTC Direct
2. Werfen
3. Rolls Royce
4. Vistry Partnerships North West
5. Bellway
6. Arcadis
7. BISN Oil Tools
8. Omnicell
9. British Engineering Services
10. Kleen Tex
11. RMIG Ltd

TO A574

TO M62

Indurent
Gawsworth Court

You're well-connected.



MAJOR ROADS

M62 J11
M6 J21A
1 mile
4 miles



TOWNS AND CITIES

Warrington 5 miles
Manchester 15 miles
Liverpool 23 miles



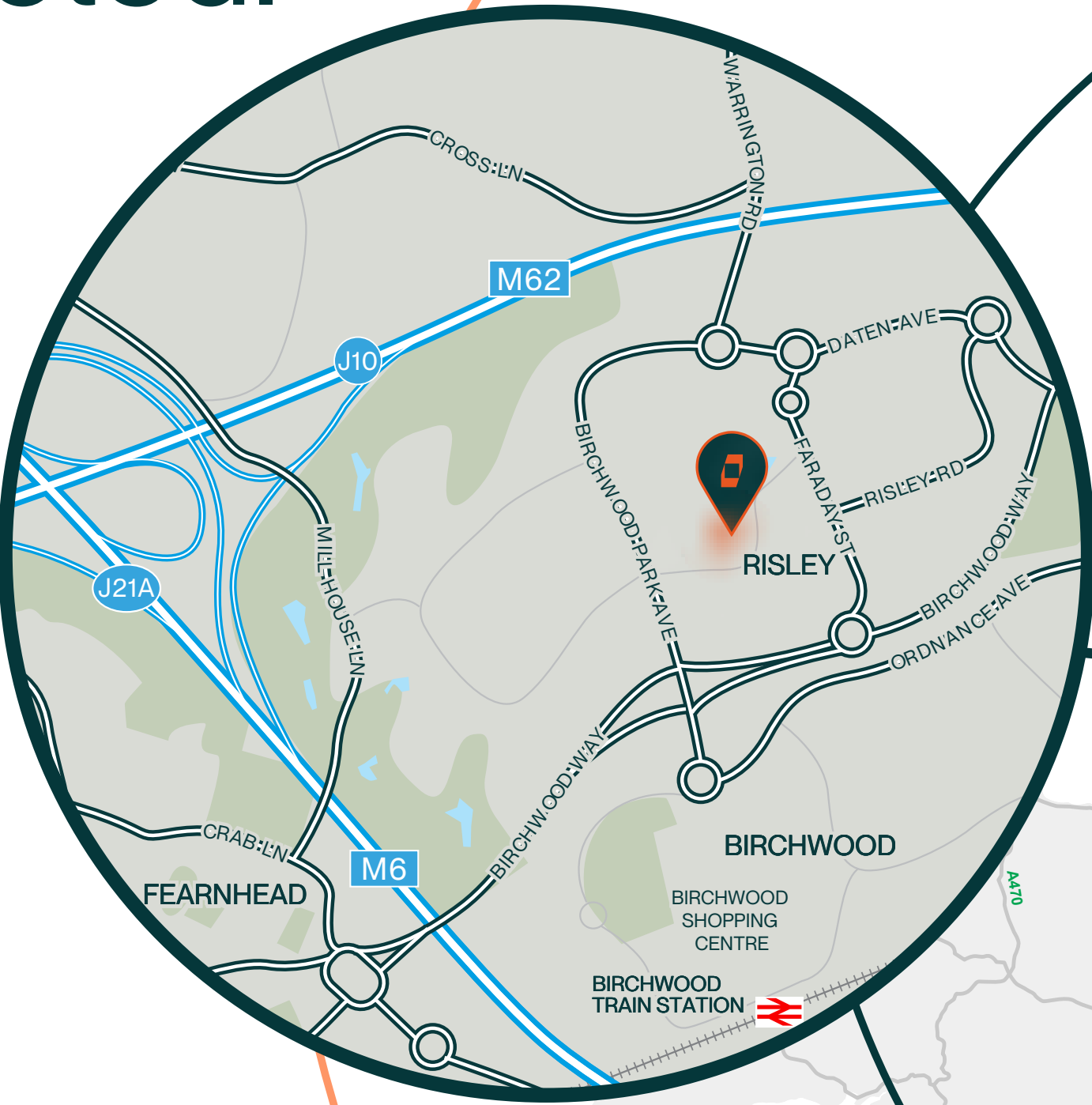
PORTS

Manchester Ship Canal 7 miles
Port of Liverpool 23 miles



AIRPORTS

Manchester Airport 17 miles
Liverpool John Lennon Airport 22 miles



Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

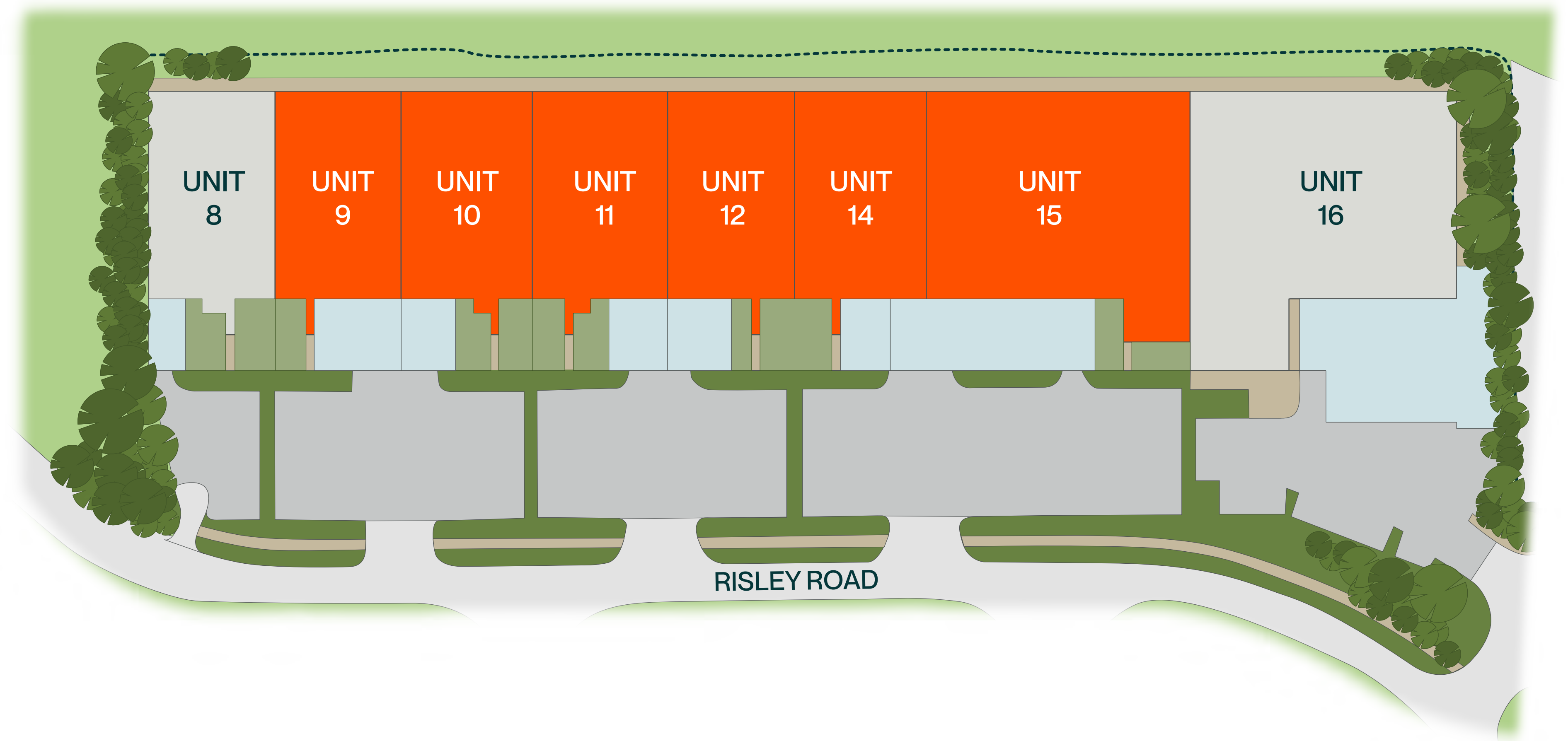
Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

Unit plans.

	TOTAL
Unit 9	9,500 SQ FT (883 SQ M)
Unit 10	17,881 SQ FT (1,661 SQ M)
Unit 11	17,881 SQ FT (1,661 SQ M)
Unit 12	8,939 SQ FT (830 SQ M)
Unit 14	8,966 SQ FT (833 SQ M)
Unit 15	18,644 SQ FT (1,732 SQ M)

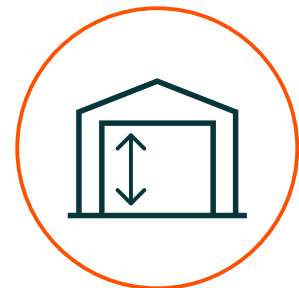




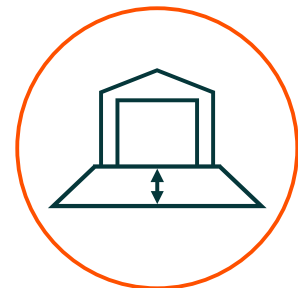
Warehousing that Works.

/ Sustainability.

Units will be delivered to Indurent's market leading specification:



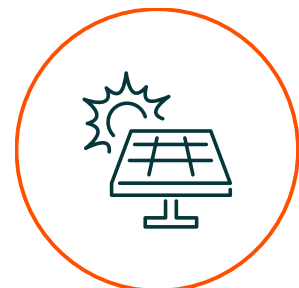
Up to 5.6m internal height
The height across all units supports efficient operational use.



Large yard depth
A yard depth is provided, allowing for loading, unloading and vehicle circulation.



3 Phase power
Three phase power is available to support a range of operational requirements.



PV panels
PV panels are installed to enhance energy efficiency and support sustainability objectives.



10% Roof lights
Roof lights are incorporated across 10% of the roof area, providing natural light to the workspace.



Targeting EPC A rating
Our units are targeting EPC A, which could save you thousands, compared to our competitor warehouses which are B/C rated.



Warehousing that Works.





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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. August 2026. TBDW 08253-03.



Warehousing that Works.



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