

Industrial

# UNIT 12 | GAWSWORTH COURT

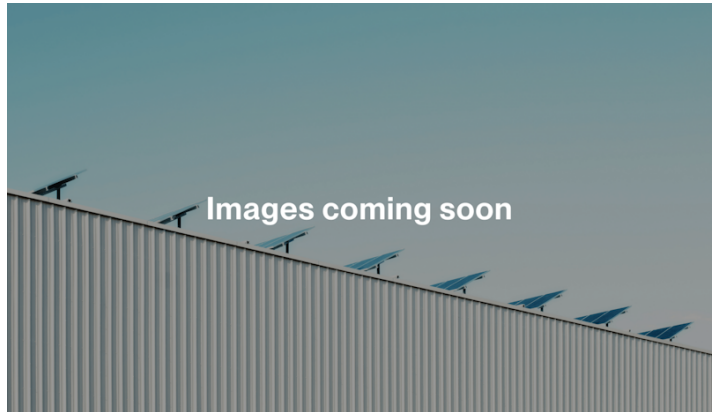
Risley Road, Warrington, WA3 6NJ

Images coming soon

## UNIT 12 | 8,946 SQ FT

Unit 12 comprises 8,946 sq ft of light industrial accommodation

Unit 12 comprises 8,946 sq ft of light industrial accommodation, offering a flexible layout suitable for a range of industrial, trade or storage uses. The unit benefits from steel portal frame construction, roller shutter access, ancillary office accommodation and generous yard space, with internal eaves heights of over 5 m. The unit is located at Gawsworth Court within Birchwood Park, approximately 0.5 miles from Junction 11 of the M62, providing direct access to the M6 and M62 motorway networks. The surrounding area is home to established occupiers including Schneider Electric, Yodel and Fujitsu, reinforcing the park's strong industrial profile. Service/maintenance charge and insurance payable for this unit are to be confirmed.



Lease Type

New

### ✔ Unit Summary

- Steel Portal Frame
- Roller Shutter Door
- Eaves height of 5m
- Close to Transport
- Office Accommodation
- Premier Industrial Location

### £ Occupational Costs

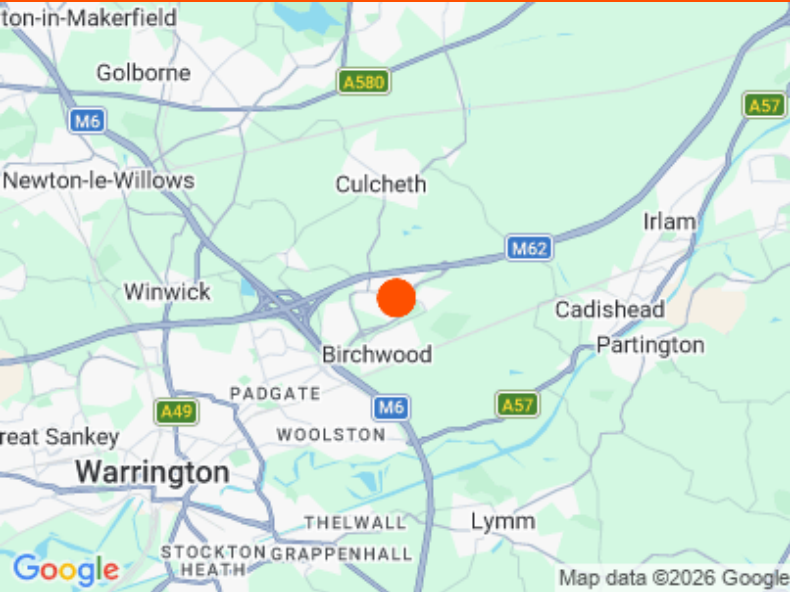
	Per Annum	Per Sq Ft
Rent	£87,223.50	£9.75
Rates	£23,702.50	£2.65
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£110,926.00</b>	<b>£12.40</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Located with immediate access to Junction 11 of the M62, and just 3 miles from Junction 21A of the M6, Gawsworth Court offers excellent connectivity to Manchester, Liverpool, and the wider UK logistics network.



Road  
M62: 1 mile



Airport  
Manchester Airport: 15 miles



Rail  
Birchwood Station: 2 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (56)

## Key Contact



**Taegie Jefford**  
Senior Asset Manager

"Taegie is a Senior Asset Manager based in the North."



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