

Industrial

UNIT 9 | GAWSWORTH COURT

Risley Road, Warrington, WA3 6NJ

Images coming soon

UNIT 9 | 10,815 SQ FT

Unit 9 offers 10,815 sq ft of light industrial accommodation

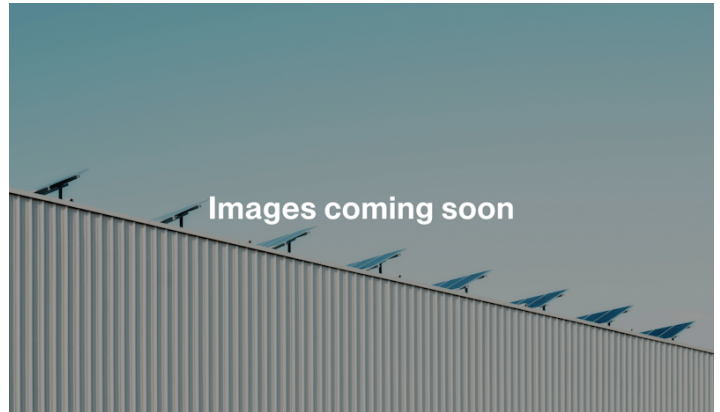
Unit 9 offers 10,815 sq ft of light industrial accommodation, suitable for a range of industrial or warehouse uses. The unit features steel portal frame construction, roller shutter servicing, ancillary office space and eaves heights of over 5 m, together with access to yard and loading areas.

Located within Gawsworth Court, the unit benefits from a prime position within Birchwood Park, just 0.5 miles from the M62 and with direct access to the M6-M62 interchange, enabling efficient regional and national distribution.

Service/maintenance charge and insurance payable for this unit are to be confirmed.

Lease Type

New



Unit Summary

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

Occupational Costs

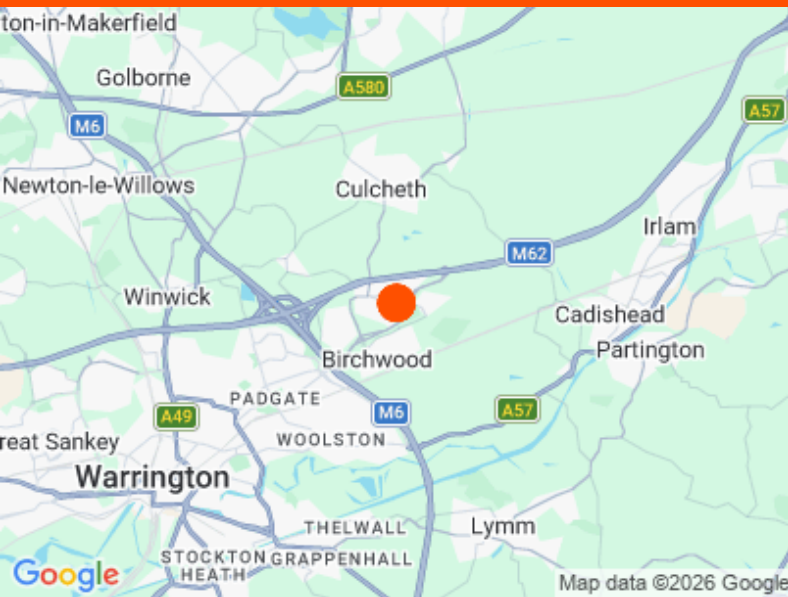
	Per Annum	Per Sq Ft
Rent	£116,261.25	£10.75
Rates	£30,464.00	£2.82
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£146,725.25	£13.57

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	E (109)



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Key Contact



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For more info please visit: unit.info/U6P0100130

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