

Industrial

# UNITS 10 & 11 | GAWSWORTH COURT

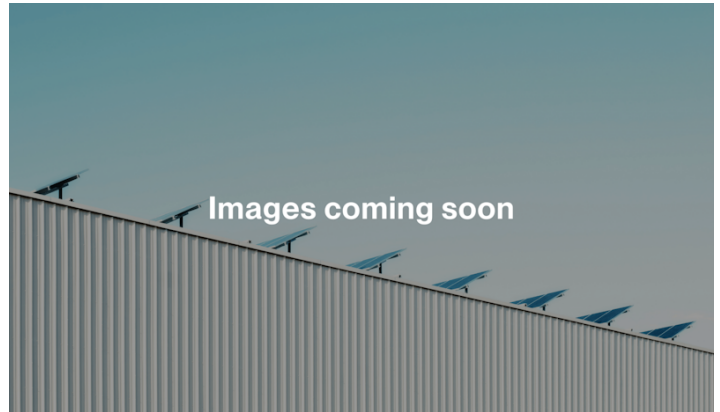
Risley Road, Warrington, WA3 6NJ

Images coming soon

## UNITS 10 & 11 | 17,881 SQ FT

Units 10 & 11 provide a combined 17,881 sq ft of light industrial accommodation

Units 10 & 11 provide a combined 17,881 sq ft of light industrial accommodation, offering a flexible configuration well suited to industrial, trade or logistics occupiers. The units benefit from roller shutter access, ancillary offices, steel portal frame construction, and internal eaves heights of over 5 m, supported by generous shared yard areas. The units are located within Gawsworth Court, Birchwood Park, a strategically important business location approximately half a mile from M62 Junction 11, providing excellent connectivity to the North West motorway network and nearby major employment centres. 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	£174,344.03	£9.75
Rates	£45,824.00	£2.56
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£220,168.03</b>	<b>£12.31</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

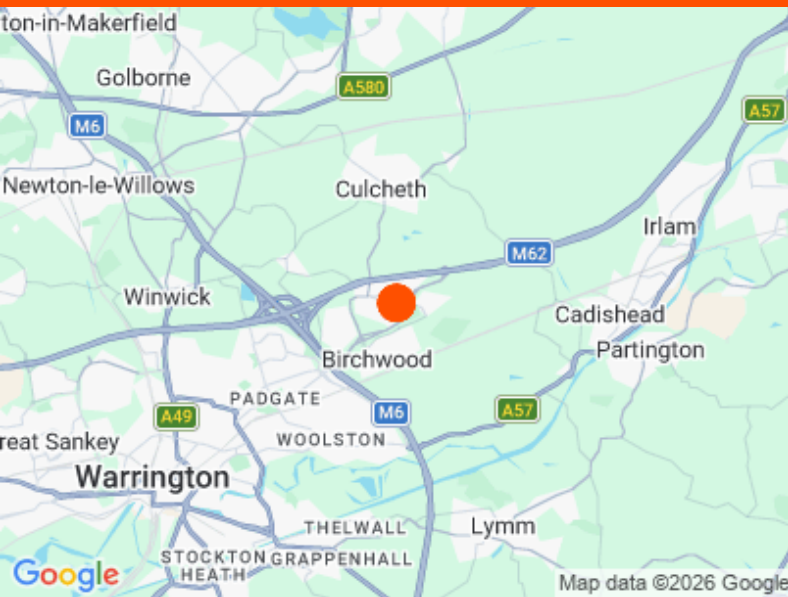
➔ For more info please visit: [unit.info/U6P0100131](http://unit.info/U6P0100131)

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Risley Road, Warrington, WA3 6NJ



## 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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Senior Asset Manager

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



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