

INDUSTRIAL / HYBRID UNIT TO LET

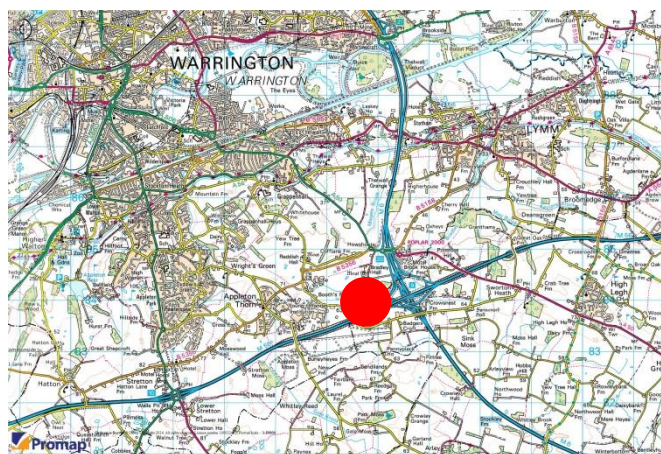


Unit 10
Stretton Green
Distribution Park
Langford Way
Warrington
WA4 4TQ

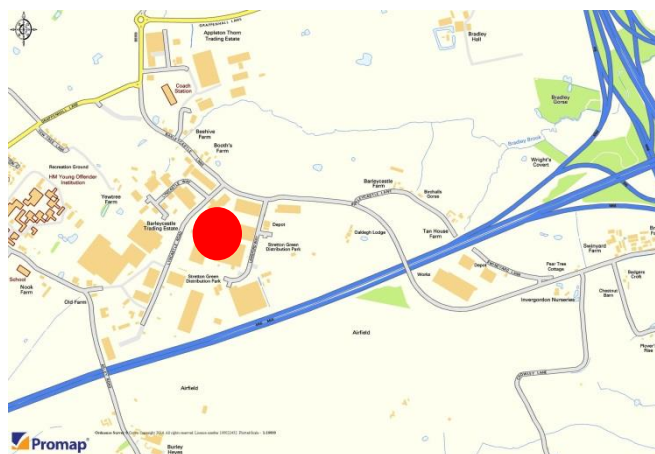
**SELF CONTAINED INDUSTRIAL /
HYBRID UNIT OFFERING
FLEXIBLE SPACE**

15,000 - 24,459 sq ft (1,393 - 2,272 sq m)

- Modern end terrace unit with additional offices / storage areas providing extremely flexible space
- Large car parking areas to front and side as well as front courtyard loading yard
- Two storey offices
- Excellent location within 2 miles of both the M6 and M56



© Crown Copyright 2011. Licence no 100020449. Not to scale



Location

The property located on Stretton Green Distribution Park, approx 6 miles south east of the centre of Warrington, within 1.5 miles of Junction 20 of the M6 and and 2 miles on the M6 / M56 interchange (accessed via Barleycastle Lane and the B5356 Grappenhall Lane) providing excellent access to the regional and national motorway network.

Other occupiers on Stretton Green include Eddie Stobart and Flextronics Global Services.

Description

The property is an end of terrace unit of steel portal frame construction. There are two concrete block walls to the interior of the unit and profiled steel cladding to the exterior walls and roof.

The property benefits from large two storey offices and storage areas, as well as works offices, wc's, and canteen.

Vehicular access to the property is via three electronically operated steel roller shutter doors, one to the front and two to the rear, with vehicular access to the estate roads from both the front and rear.

The property also benefits from a loading yard to the front yard to the front and extensive car parking to the front and to the front and side.

Description	Sq Ft	Sq M
Warehouse	8,079	750.6
Ground floor offices / ancillary	6,526	606.3
1 st floor offices / ancillary	9,854	915.5
Total GIA	24,459	2,272.4

Rateable Value

The property is currently in the 2010 rating list as Warehouse and Premises at a rateable value of £96,500 per annum.

This does not constitute the rates payable.

Services

The property benefits from all mains services.

Terms

The property is available by way of an assignment of the lease which expires in December 2020 (with a tenants break option in December 2015).

Alternatively consideration may be given to a new sublease on flexible terms to be agreed, or a new FRI lease on terms to be agreed.

Further information available on request.

Viewing

By appointment through Gerald Eve LLP.

**1 Marsden Street, Manchester, M2
1HW**

Jason Print
0161 259 0475
jprint@geraldeve.com

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued Mar 2014