



AVAILABLE TO LET

# 10 Stretton Distribution Centre

Grappenhall Lane, Warrington, WA4 4QT



Distribution Warehouse, To Let, £4.75 per sq.ft

For more information visit <https://realla.co/m/18053-10-stretton-distribution-centre-grappenhall-lane>

# 10 Stretton Distribution Centre

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## High Quality Distribution Warehouse plus offices, less than 1 mile from Jct 20/M6 & Jct 9/ M56

The property comprises a modern steel portal frame warehouse with an eaves height of approximately 7 m. The building has just been extensively refurbished.

Loading is via a combination of dock and level access loading to the fully secure private extensive rear service yard with a 45 metre depth.

Two storey office accommodation is provided to the front of the building, providing convenient open plan office accommodation and w/c facilities. A quality reception area/entrance foyer is provided with a purpose built staff canteen area.

Extensive car parking facilities are also provided.

The unit is prominently situated on Stretton Distribution Centre, which is within one mile of the M6 / M56 interchange, directly accessible via a new expressway. The location allows access to the regional motorway network, bringing Manchester and Liverpool within 30 minutes drive time. Over 60% of the UK population live within a four hour drive of Warrington.

### Highlights

- Less than 1 mile from Jct 20 / M6 & Jct 9 /M56
- Modern Steel Portal Frame
- Electricity supply from HV substation via onsite 1.5MVA three phase transformer
- Eaves Height of 7 m (22ft)
- 4 dock level loading doors with the ability to provide an additional 4
- 2 level loading doors
- 45 metre yard depth
- Two Storey office accommodation with car parking
- Potential for future expansion by a further 20,000 sq.ft subject to planning

### Property details

<b>Rent</b>	£4.75 psf (Quoting)
<b>Building type</b>	Industrial
<b>Planning class</b>	B8
<b>Available from</b>	22/09/2017
<b>Size</b>	109,747 sq ft
<b>VAT charges</b>	All interested parties should satisfy themselves as to the incidence of VAT incurred in this transaction
<b>Lease details</b>	Our clients are seeking to dispose of the building by way of a new standard full repairing and insuring lease.

### More information

[Visit microsite](#)

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