

19

Adlington Court, Risley, Warrington, WA3 6PL

**B8**  
01925 320 520  
[www.b8re.com](http://www.b8re.com)

TO LET

7,529 SQ FT (699.47 SQ M)



RECENTLY REFURBISHED TO A HIGH SPECIFICATION

## DESCRIPTION

The premises comprise a single storey industrial unit of steel portal frame construction incorporating office/ancillary accommodation within. The offices are fully fitted with carpeting, suspended ceilings, integral LED lighting and are centrally heated by gas-fired boilers and low-pressure hot water radiators. The unit benefits from the following:

- Steel portal frame construction
- 2 Roller shutter access door to each unit
- Concrete surfaced loading yard
- Dedicated car parking
- Fully refurbished accommodation
- A mains services are connected or available to each of the units
- LED warehouse lighting
- Office / amenity
- Roller shutter access to the warehouse areas
- External yard area and car parking



## LOCATION

Adlington Court is located within 2 minutes' drive of Junction 11 of the M62 Motorway which provides rapid access to the North West's comprehensive regional motorway network.

Manchester and Liverpool are both approximately 20 miles away and Manchester International Airport is easily accessible via the M6 and M56 motorways.

Warrington Bank Quay Railway Station provides a mainland intercity link to London whilst Birchwood Railway Station (5 minutes' drive) offers local connections to Manchester and Liverpool.

Birchwood Shopping Centre is within a 5-minute drive of the building and provides occupiers with a wide range of leisure and retail.





## BUSINESS RATES

Interested parties should make their own enquiries to the local authority but we understand that the combined Rateable Value is £41,750 on Unit 19.

## TERMS

New Full Repairing and Insuring lease

## EPC

Available upon request

## TENURE

Leasehold

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

## ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

## CONTACT

For further information please contact:-

Thomas Marriott

[thomas@b8re.com](mailto:thomas@b8re.com)

07769 250 494

