

TO LET

MODERN WAREHOUSE / DISTRIBUTION WITH 2 STOREY OFFICES
44,246 SQ FT (4,110 SQ M)

Adjacent to
M62
(Junction 9)

UNIT 14

Calver Road
Warrington **WA2 8UD**

To be extensively refurbished



Location

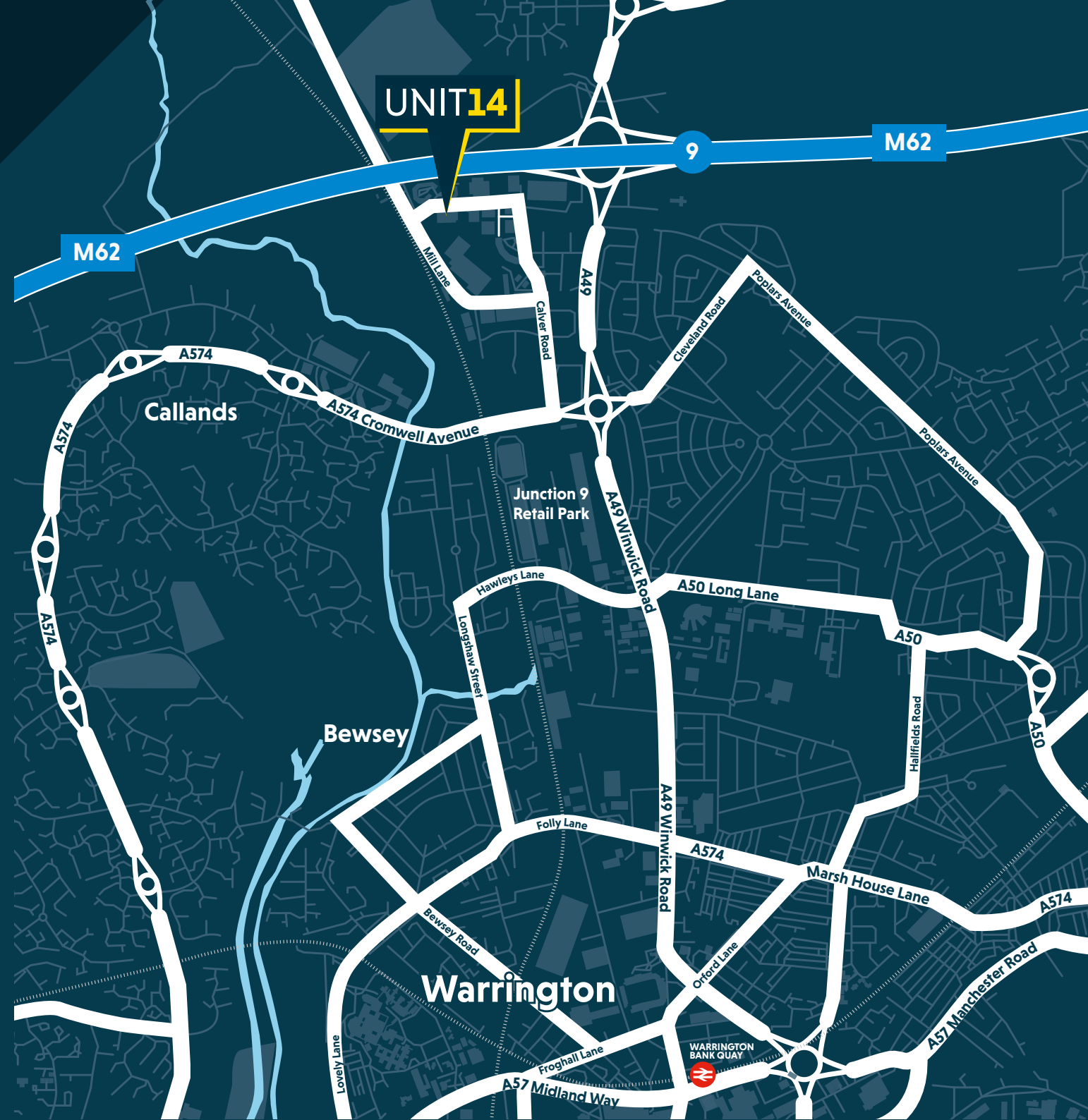
The property is located on Calver Road within an established commercial area approximately 1.5 miles from Warrington town centre. The unit sits just off the A49 (Winwick Road), providing excellent access to Winwick Quay and the wider motorway network via Junction 9 of the M62 and the M6.

Warrington is a key industrial and logistics location in the North West, strategically positioned approximately 13 miles west of Manchester, 20 miles east of Liverpool and 180 miles north west of London.



DRIVE TIMES

M62 (Junction 9)	1 mile
M6	3 miles
Warrington town centre	1.5 miles
M60 Manchester	10 miles
Manchester Airport	14 miles
Manchester city centre	13 miles
Liverpool John Lennon Airport	12 miles
Port of Liverpool	27 miles





To Manchester

A49 - Winwick Road

Jct.9

AAH

QAS Group

Bonfiglioli
We engineer dreams

UNIT 14

EVRI

To Liverpool

Calver Road

Situation

Nearby occupiers include:

Bonfiglioli (UK) Ltd,
QAS Group Limited, E. Tupling,
AAH Pharmaceuticals Ltd
and Verizon UK.

Mill Lane

Description

The property comprises a modern detached warehouse with the following specification:

-  Steel portal frame construction
-  Profile insulated roof incorporating 10% roof lights
-  9m eaves height
-  3 dock level loading doors
-  2 level access loading doors
-  Two storey office accommodation
-  Secure yard with approximately 40m depth
-  30 car parking spaces
-  Power supply and floor loading available on request



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal areas.

Unit 14	SQ FT	SQ M
Warehouse	40,454	3,758
Ground floor offices	1,921	178
First floor offices	1,871	174
Total	44,246	4,110

Further Info

VAT

All figures are exclusive of VAT, which will be payable at the prevailing rate

Legal costs

Each party to be responsible for their own legal costs

Contacts

For further information or to arrange a viewing please contact the letting agents.

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EPC

A full EPC report is available upon request.

Terms

Available on application with the agents

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