

TO LET

Unit 3D Warrington South Distribution Park
Lyncastle Way, Appleton, Warrington

B8
REAL ESTATE

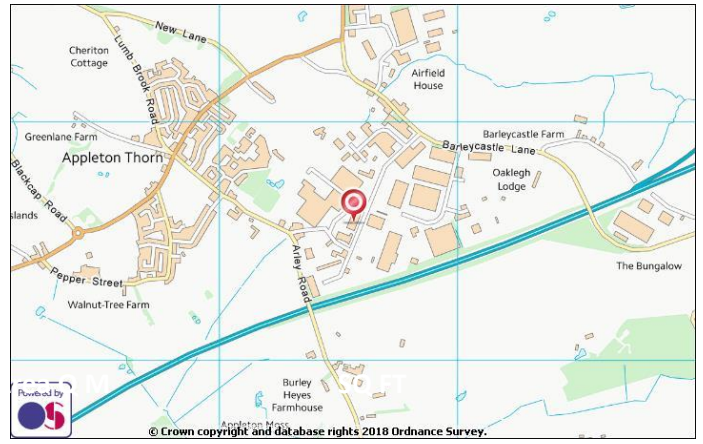
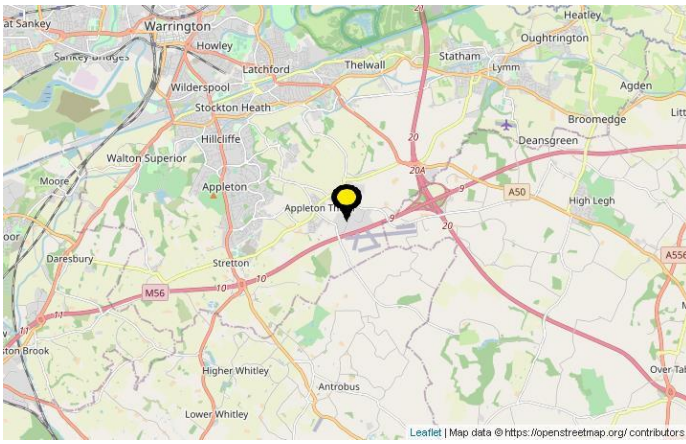


Modern Industrial / Warehouse Unit with Generous Yard Area 25,597 SQ FT

- Prime distribution / industrial location
- 6.28 m eaves height
- 3 phase power

01925 320 520

www.b8re.com



LOCATION

Warrington South distribution Park comprises of 450,000 sq ft of industrial warehouse accommodation on a site of 25 acres and can provide a mix of new and flexible warehousing plus external yard space.

DESCRIPTION

The premises benefit from the following specification:

- Steel portal frame construction
- 6.28 m eaves height
- Large concrete yard with perimeter fencing
- 3 phase electric supply
- Integral office accommodation
- Less than 1 mile from M6/M56 motorways
- Fenced and gated estate
- Prime distribution / industrial location

ACCOMMODATION

The property provides the following gross internal floor areas:

	Sq Ft	Sq M
Warehouse	21,147	
Offices	4,450	
Total	25,597	

LEASE TERMS

The unit is available by way of a new FRI lease on terms to be agreed.

LEGAL COSTS

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

VAT

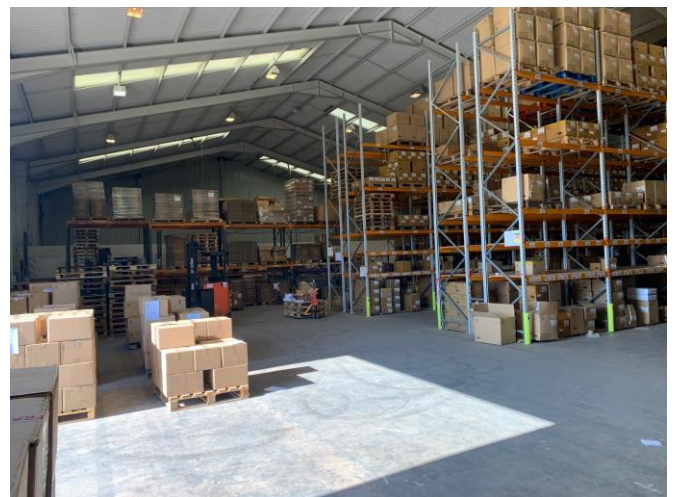
VAT will be charged where applicable at the prevailing rate.

CONTACT

For further details or to arrange an inspection please contact: -

Contact: Thomas Marriott
Tel: 01925 320 520
Email: thomas@b8re.com

Alex Perratt
01925 320 520
alex@b8re.com



PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.

