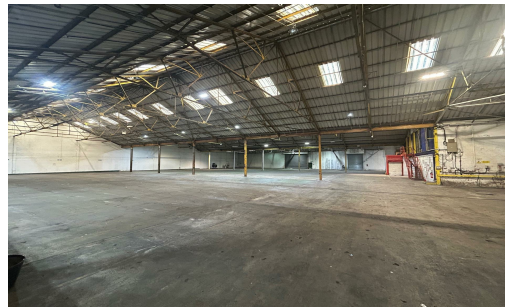
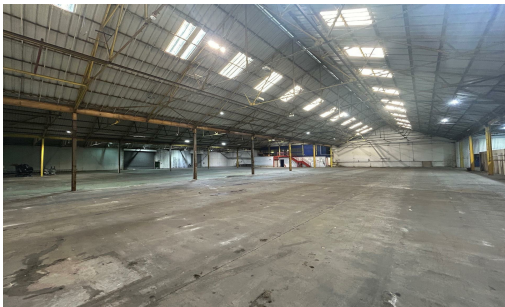


Albion Park, Warrington Road, Glazebury, Warrington, WA3 5PG

TO LET



TO LET

Use - Industrial

Size - 37,584 Sq ft

Rent - £205,000 + VAT per annum.

- TO LET - 37,584 sq. ft. industrial building with large yard and offices
- 0.5 acre private yard with security gates
- Rent £205,000 per annum, plus VAT
- Less than 1 mile from East Lancs Road (A580)
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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Location

Located just off the A580 East Lancashire Road, the site provides easy access to the M6, M62, and M56 motorways, making it ideal for logistics, distribution, and industrial operations. Warrington town centre is approximately 6 miles away, while both Manchester and Liverpool are within a 30-minute drive.

The area is home to a range of established industrial and commercial occupiers, benefiting from strong infrastructure, local amenities, and a skilled workforce. A prime industrial location offering convenience, connectivity, and business growth potential.

Description

The property comprises a large open plan warehouse facility with offices which can be let separately subject to requirements.

The warehouse space is fully open plan and accessed 2 roller shutter doors extending to a height of 4m. The warehouse benefits from a level concrete floor and an internal eaves of 4.7m rising to 9m in the apex.

The property also benefits from a private and secure yard extending to 0.5 acres.

The building is constructed with insulated steel profile cladding to the external walls and a single skin roof incorporating translucent roof panels above.

The office accommodation has been finished to an good standard and is arranged over ground and first floor level. These offices can be let separately subject to requirements.

Accommodation

We have measured the property on a Gross Internal Area basis as follows:

	Sq. Ft.	Sq. M.
Warehouse	31,886 sq. ft.	2,962 sq. m.
Ground Floor Offices	2,849 sq. ft.	265 sq. m.
First Floor Offices	2,849 sq. ft.	265 sq. m.
Total	37,584 sq. ft.	3,492 sq. m.

Tenure

Leasehold

Rental

£205,000 + VAT per annum.

Lease Terms

Available by way of a new FRI lease for a minimum term of 5 years.

Rating

As published on the VOA website, the property has a rateable value of £64,000. Estimated rates payable for 25/25 will be in the region of £34,944 per annum.

Legal Costs

Each party responsible for their own legal costs.

Services

All mains services including 3 phase electricity are available to the premises.

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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