

Unit 13 Albion Park, Warrington Road, Glazebury, WA3 5PG

TO LET



TO LET

Use - Industrial

Size - 5,446 Sq ft

Rent - £35,000 p.a. + VAT

- TO LET - 5,446 sq. ft. / 506 sq. m.
- Industrial property suitable for various uses
- Newly refurbished with new roof and cladding
- 4 x Loading door (5.8m high)
- LED Lights



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 warehouse space is fully open plan and accessed 4 roller shutter doors extending to a height of 5.8m. The warehouse benefits from a level concrete floor and an internal eaves of 6.5m.

The property also benefits from a private and secure parking to the side of the building.

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

Accommodation

We have measured the property on a Gross Internal Area basis to be 5,446 sq. ft. / 506 sq. m.

Rental

£35,000 p.a. + VAT

Lease Terms

Available by way of new FRI lease for a minimum of 3 years.

Rating

To be confirmed.

Legal Costs

Each party responsible for their own legal costs.

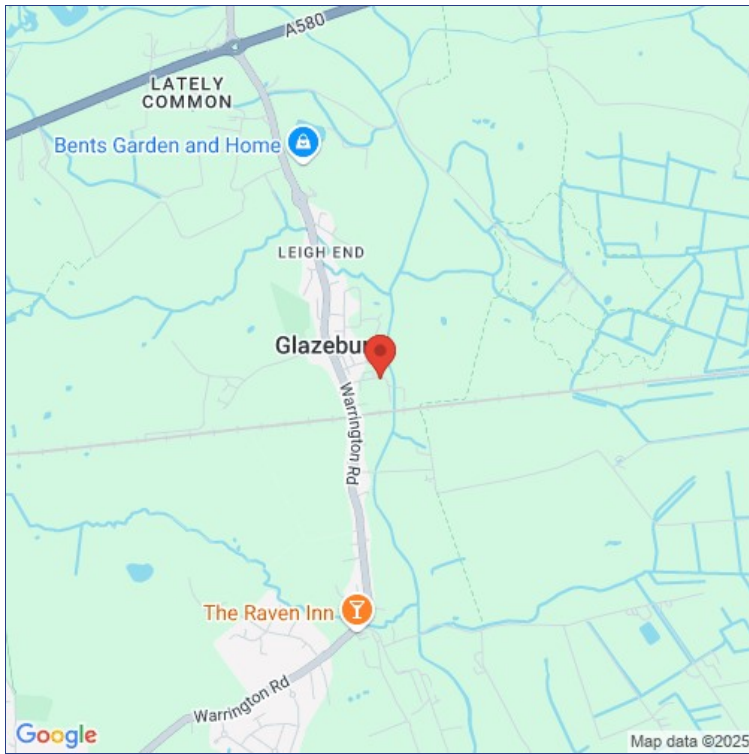
Services

All mains services (including 3 phase electricity) are available to the property.

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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