

TO LET

M62 DISTRIBUTION WAREHOUSE WITH SUBSTANTIAL YARD

37,568 SQ FT (3,490 SQ M) on 4.3 acres

QAS BUILDING

Calver Road, Winwick Quay,
Warrington, WA28RA

ASSIGNMENT / SUB-LEASE BASIS

GRAHAM + SIBBALD



Location

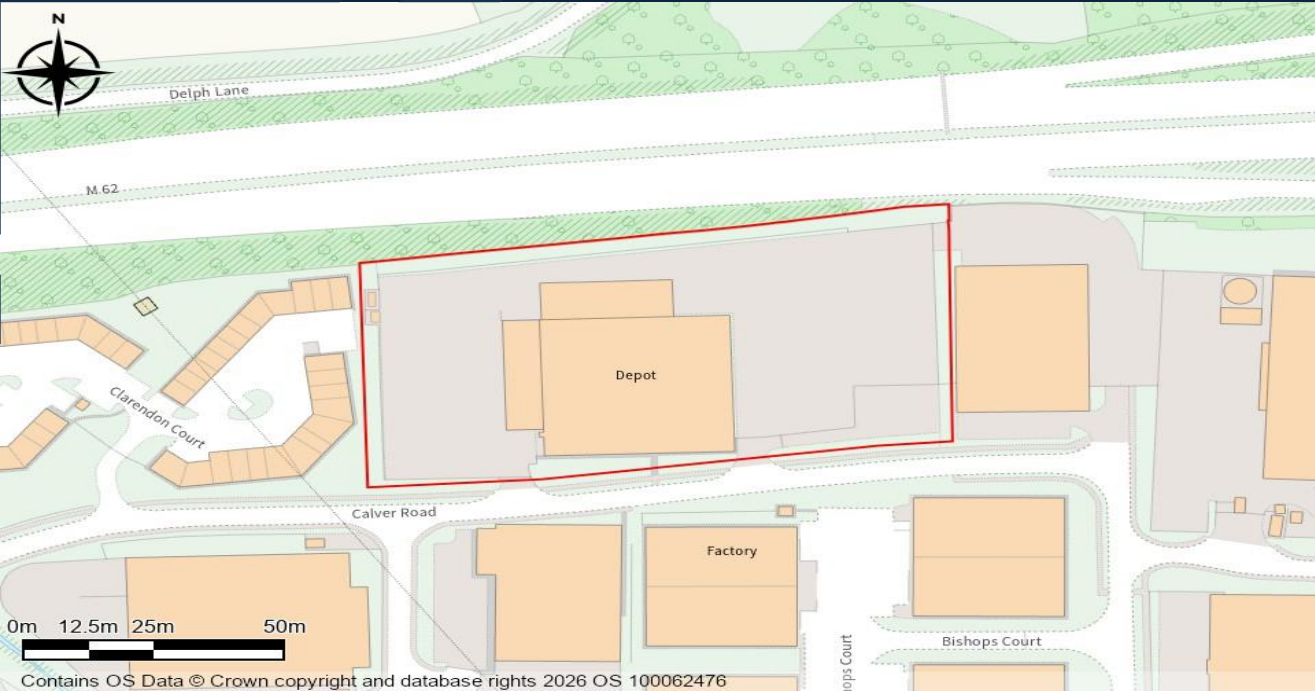
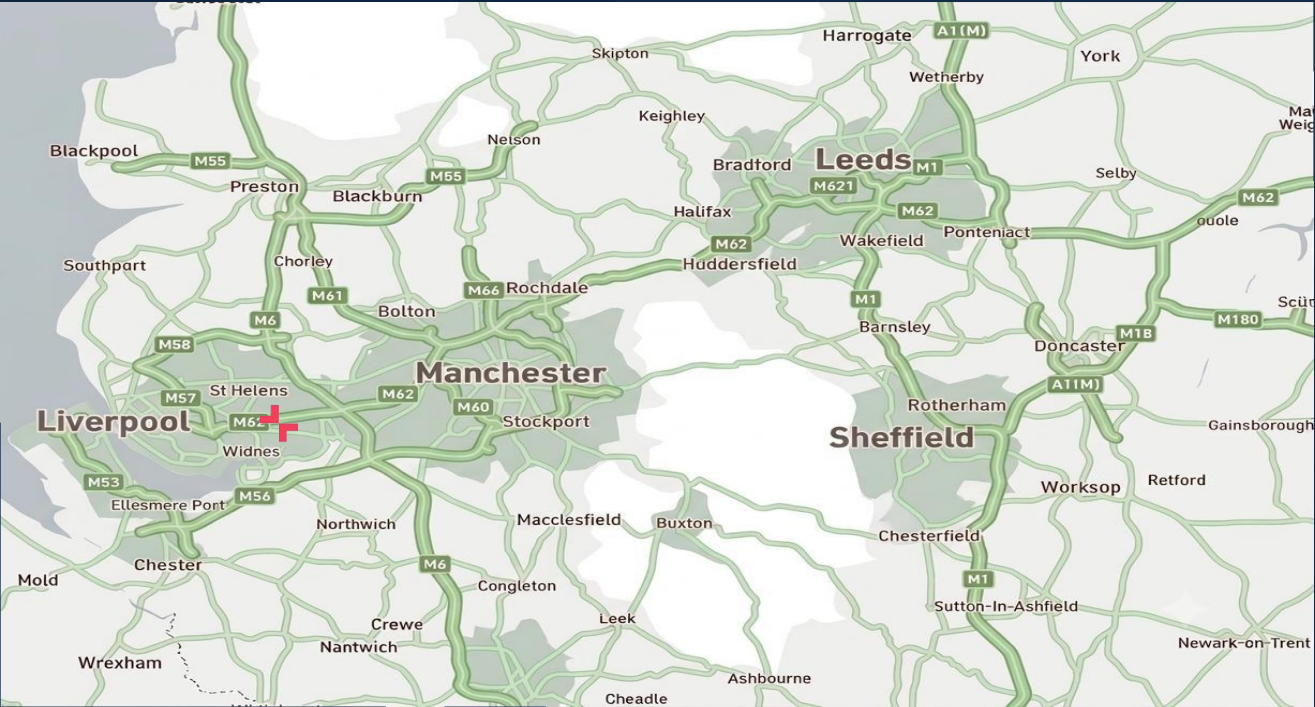
The property occupies a strategic location in the Northwest of England, positioned almost equidistant between Liverpool (18 miles) and Manchester (19 miles). Recognised as one of the UK's premier industrial and logistics destinations, the town benefits from exceptional connectivity via the M6, M62 and M56 motorway corridors.

Warrington also benefits from excellent public transport, with regular rail services to Manchester 34 mins), Liverpool 43 mins and London Euston (1 hr 44 mins). The town is served by four stations: Warrington Bank Quay, Warrington Central, Padgate and Birchwood.

The town also offers outstanding access to major freight and international transport hubs, including Liverpool John Lennon Airport, Manchester Airport and the Port of Liverpool, reinforcing its position as a leading location for logistics and distribution.

DRIVE TIMES

Liverpool	18miles	25mins
Manchester	19miles	28mins
Leeds	57miles	60mins
Birmingham	82miles	80mins
M62 (Junction 9)	0.5miles	3mins
M6 / M62 interchange	3miles	5mins
M56 / M6 interchange	9miles	10mins
Warrington Central station	2miles	6mins
Liverpool John Lennon Airport	17miles	22mins
Manchester Airport	19miles	20mins
Port of Liverpool	19miles	30mins



Situation

The property occupies a prominent position on Calver Road at Winwick Quay, Warrington, an established industrial and commercial location within the Northwest. The area benefits from excellent connectivity, with Junction 9 of the M62 located approximately 0.5 miles from the property, providing direct access to the wider M6 and M62 motorway networks. Warrington town centre is approximately 2 miles away, while both Liverpool and Manchester are readily accessible within approximately 40 minutes by road.

Winwick Quay and the surrounding area are home to a strong mix of established industrial, trade and logistics occupiers, including Next, Royal Mail, Travis Perkins, Bunzl, Bonfiglioli and Autoglass. The combination of excellent motorway access, proximity to major regional centres and an established occupier base makes Winwick Quay a well-connected and highly established industrial location.



Lease Details

Term Remaining	5 years
Rent Per Annum (passing)	Upon application
Termination Date	15 th October 2031
Rent Review	5 yearly – Open Market
Break Option	None remaining
Repairing Obligation	FRI

We are instructed to assign, or sub let the existing leasehold interest. The premises may also be available by way of a new full repairing and insuring lease for a term of years to be agreed.



Description

The property comprises a self-contained warehouse facility extending to 37,568 sq ft, with a warehouse, two storey offices, staff area and substantial yard, with the following specification:



Steel portal frame construction



7.6m clear eaves height



3 level access loading doors



2 external loading canopies extending to 12,300 sq ft



30 staff and visitor parking spaces



Large self-contained, fenced and gated yard



50 kN/m² floor loading



LED lighting



Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis.

Description	SQ FT	SQ M
Warehouse	31,319	2,909.7
Ground floor office	3,134	291.2
First floor office	3,115	289.4
Total	37,568	3,490.3



Further Information

Terms

Available by way of an assignment or sub-lease.

Rental

Upon application.

EPC

The property has an EPC rating of D (91).

VAT

All prices are exclusive of VAT but may be liable to VAT at the prevailing rate.

Rateable value

We advise interested parties to make their own enquiries to the local rating department.

Services

Mains services are available to the property including electricity, mains water and drainage.

Money laundering regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification of the source of funding will be required from potential occupiers.

Contacts

For further information please contact the sole letting agents:

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GRAHAM + SIBBALD

Chartered Surveyors and Property Consultants

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