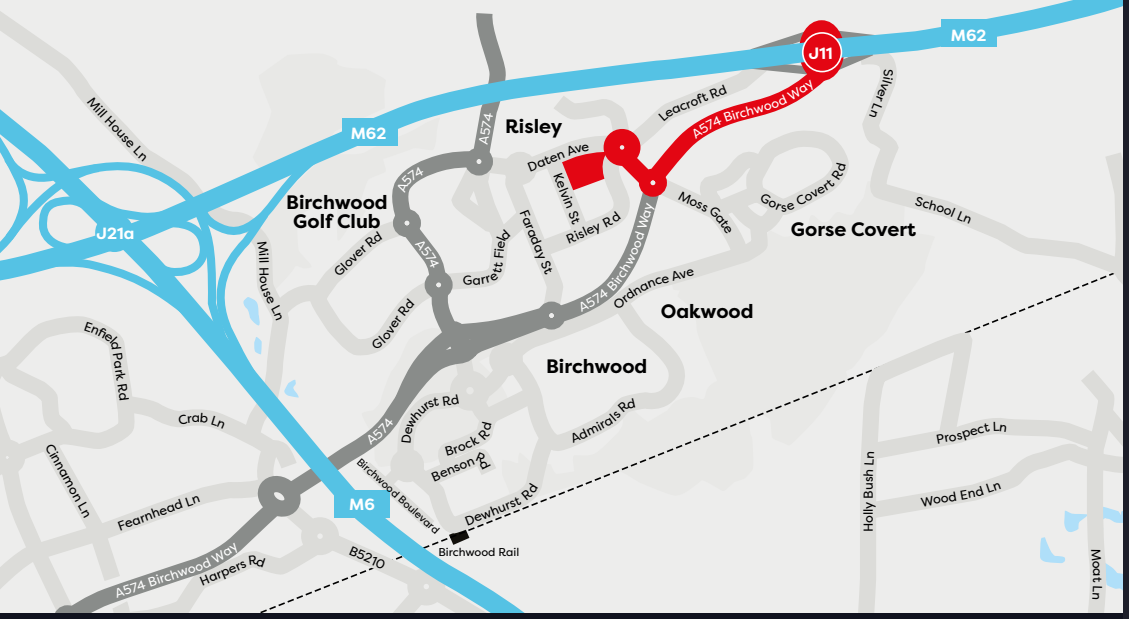
# UNIT 3 HEATON COURT

JUNCTION 11 M62
RISLEY ROAD BIRCHWOOD
WARRINGTON WA3 6QU



**AVAILABLE FOR IMMEDIATE OCCUPATION**

**TO LET WAREHOUSE UNIT 18,045 SQ FT (1,676 SQ M)**




## LOCATION

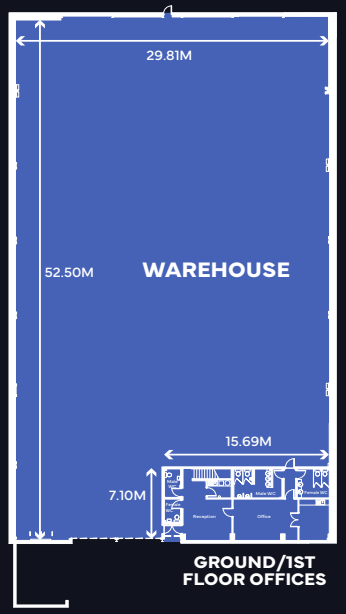
The unit is situated on Heaton Court, immediately off Risley Road and within 1/2 mile of junction 11 of the M62 motorway. The M62/M6 intersection lies approximately 2 miles to the west and Warrington town centre 5 miles away.

## DESCRIPTION

The mid terraced unit provides the following specification:

- **Steel portal frame unit**
- **6m eaves height**
- **Blockwork walls to approximately 2.5m and clad above**
- **Pitched roof incorporating approximately 10% roof lights**
- **No. 2 up and over loading doors** (4m wide by 5m high)
- **Warehouse lighting**
- **Two storey offices**

## TYPICAL PLAN




## ACCOMMODATION

| DESCRIPTION | SQ M | SQ FT |
|---|---|---|
| WAREHOUSE | 1,453.63 | 15,647 |
| OFFICES | 222.80 | 2,398 |
| **TOTAL** | **1,676.43** | **18,045** |

## TERMS

The property is available To Let on flexible terms.

## EPC

The building has a rating of D78. A certificate is available on request.

## VAT

VAT will be applicable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.








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## CONTACT

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