/INDURENT



Industrial

UNIT 15 | GAWSWORTH COURT

Risley Road, Warrington, WA3 6NJ

UNIT 15 | 18,629 SQ FT

Unit 15 comprises 18,629 sq ft of light industrial accommodation

Unit 15 comprises 18,629 sq ft of light industrial accommodation, offering a larger floorplate suitable for industrial, logistics or trade occupiers. The unit benefits from roller shutter access, integrated office accommodation, generous external yard space, and internal eaves heights of over 5 m, supporting efficient operational use.
The unit is positioned within Gawsworth Court at Birchwood Park, a highly established employment location with excellent motorway access via Junction 11 of the M62. The estate's proximity to major commercial occupiers underpins its appeal as a strategic industrial hub in Cheshire.

Lease Type	New



Unit Summary

- Steel Portal Frame
- Roller Shutter Door
- Eaves height of 5m
- Close to Transport
- Office Accommodation
- Premier Industrial Location

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£196,000.00	£10.52
Rates	£46,336.00	£2.49
Service Charge	£9,233.45	£0.50
Insurance	£3,725.86	£0.20
Total Cost	£246,061.86	£13.21

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0100127

+44(0) 808 169 7554

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Location

Located with immediate access to Junction 11 of the M62, and just 3 miles from Junction 21A of the M6, Gawsworth Court offers excellent connectivity to Manchester, Liverpool, and the wider UK logistics network.

Road
M62: 1 mile

Airport
Manchester Airport: 15 miles

Rail
Birchwood Station: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (41)

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Key Contact



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