



Albion Park, Warrington Road, Warrington, WA3 5PG

Warehouse, Offices & Large Yard

Summary

Tenure	To Let
Available Size	36,871 sq ft / 3,425.43 sq m
Rent	£250,000 per annum
Rates Payable	£34,944 per annum
Rateable Value	£64,000
EPC Rating	Upon enquiry

Key Points

- 0.5 Acre Concrete Front Yard
- 4 High Bay Warehouses
- Ideal for Storage & Distribution
- Rent under £7 psf
- Easy Access to A580 East Lancashire Road
- Good Quality Offices
- Sought After Location
- Currently Low Rateable Value

Location

Albion Park is located in the centre of the village of Glazebury, fronting the A574 Warrington Road. Warrington is approximately 8 miles to the southwest and Leigh Town Centre approximately 3 miles to the north and the A580 East Lancashire Road approximately 1 mile to the north. The A580 East Lancashire Road gives easy access to both the M6 Motorway junction at Haydock, the M62/M60 at Worsley and the M61 via Atherleigh Way.

Description

Morgan Williams are delighted to have been appointed by the Landlord to market this most useable and adaptable logistics property, that benefits from interconnecting warehousing, separate two storey offices and large 0.5 acre concrete surfaced front yard.

The warehousing is arranged across four interconnecting bays, that benefit from high eaves and enable high volume storage. The office block is separate and is arranged over 2 storeys that are well appointed throughout and benefit from multiple access points.

The front yard is concrete surfaced and gated onto the estate road, which leads to Warrington Road, this in turn connects with the A580 East Lancashire Road within 1 mile.

We are of the opinion that this property provides excellent value for money, the rent quoted equates to just £6.78 psf (nearby rentals in Haydock for similar space are well over £8 psf.) Additionally the Business Rates currently payable equate to around £1 psf.

A new Lease is available direct from the landlord with effect from 1 February 2025, or earlier by arrangement.

Accommodation

The accommodation comprises the following Gross Internal areas:

Name	sq ft	sq m
Unit	36,871	3,425.43
Total	36,871	3,425.43

Lease Terms

A new Tenants Full Repairing and insuring Lease is available direct from the Landlord, for a maximum 5 year term, excluded from the Landlord & Tenant Act 1954.

Rental

£250,000 per annum plus VAT.

Services

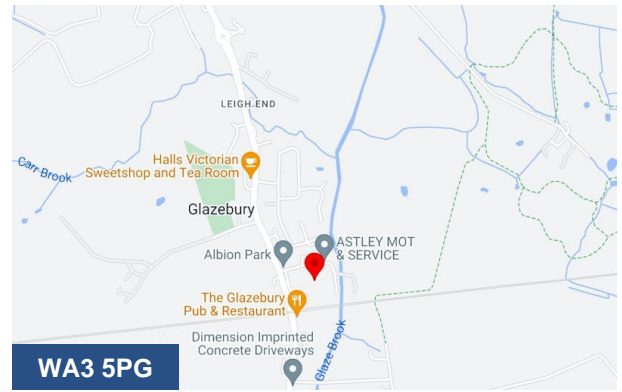
Mains electricity, water and drainage are connected.

VAT

We are advised that VAT is applicable to the property.

Legal Cost

Each party are to be responsible for their own legal costs.



Viewing & Further Information



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