



Albion Park, Warrington Road, Warrington, WA3 5PG

Warehouse & Large Yard

Summary

Tenure	To Let
Available Size	31,173 sq ft / 2,896.07 sq m
Rent	£6.50 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- 0.5 Acre Concrete Front Yard
- High Eaves
- Ideal for Storage & Distribution
- Easy Access to A580 East Lancashire Road
- 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 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 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 £6.50 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 immediately.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building	31,173	2,896.07
Total	31,173	2,896.07

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

£200,000 plus VAT

£6.50 per ft².

Services

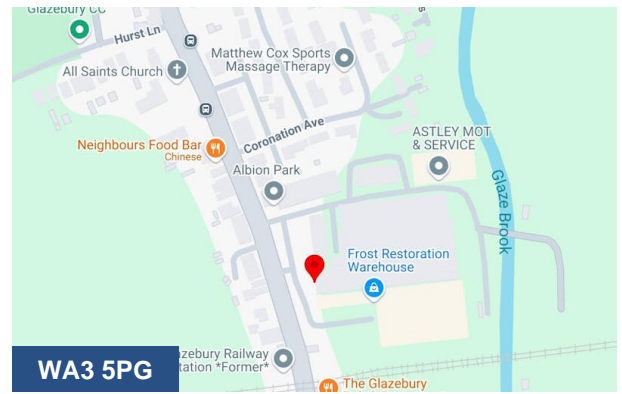
Mains electricity, water and drainage are connected.

VAT

We are advised that VAT is applicable to the property.

Legal Costs

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



Viewing & Further Information



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