RAGLAN COURT

FULLY REFURBISHED

RISLEY INDUSTRIAL ESTATE
WARRINGTON, WA3 6SZ

- FULLY REFURBISHED INCLUDING **NEW ROOF**
- LESS THAN **1 MILE** FROM **J11 M62** MOTORWAY
- **PRIME** DISTRIBUTION / INDUSTRIAL **LOCATION**
- FULLY **SELF CONTAINED** SITE

TO LET
MODERN INDUSTRIAL FACILITY
UNITS 1 TO 4 FROM 20,400 TO 81,773 SQ FT
(1,895 TO 7,597 SQ M)

DESCRIPTION

The property has been fully refurbished to include a new roof and comprises a detached single story industrial unit built in four interconnecting bays extending to 81,733 sq ft in total. Each bay has a separate two story office area / separate loading with individual yards and parking areas on a secure site.

THE PROPERTY HAS BEEN SPLIT INTO SMALLER INDIVIDUAL UNITS OF CIRCA 20,400 SQ FT. WHICH CAN BE COMBINED TO PROVIDE A SINGLE UNIT OF 81,773 SQ FT.

SPECIFICATION

The specification of the property is as follows:

- **Steel portal frame** construction
- **8 level access loading doors** (2 per bay)
- **Eaves height 6m** (4.88m to underside of haunch)
- **Individual car parking** for each bay
- New **LED lighting** throughout
- New **gas fired warehouse heating**
- Site secured with **perimeter fencing**
- New **roof**

ACCOMMODATION

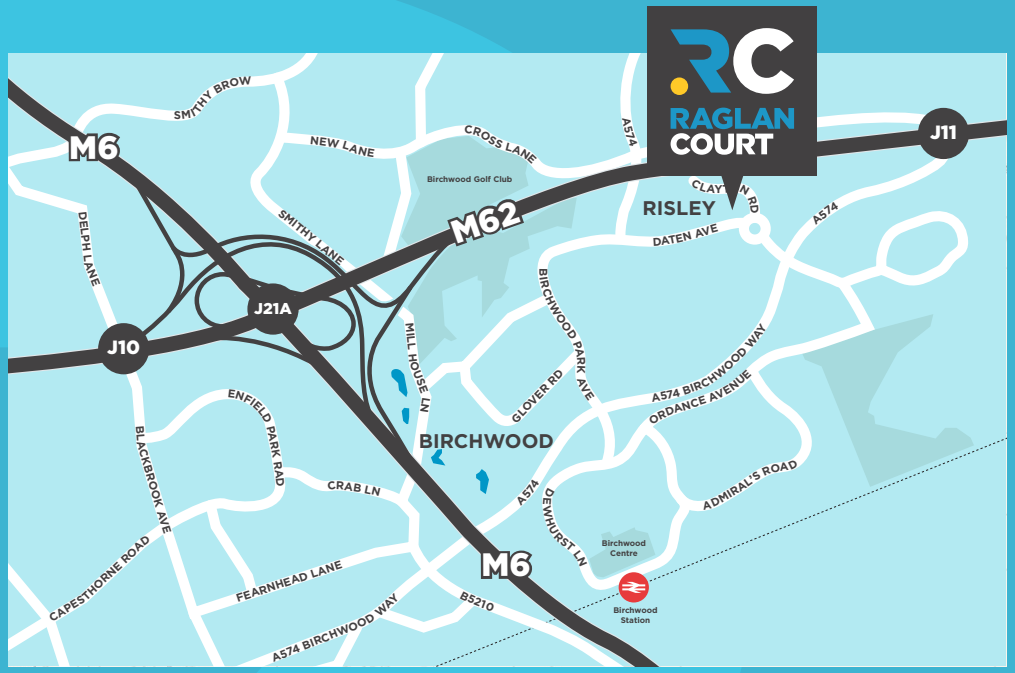
The building can be split into 4 individual units with the following breakdown:

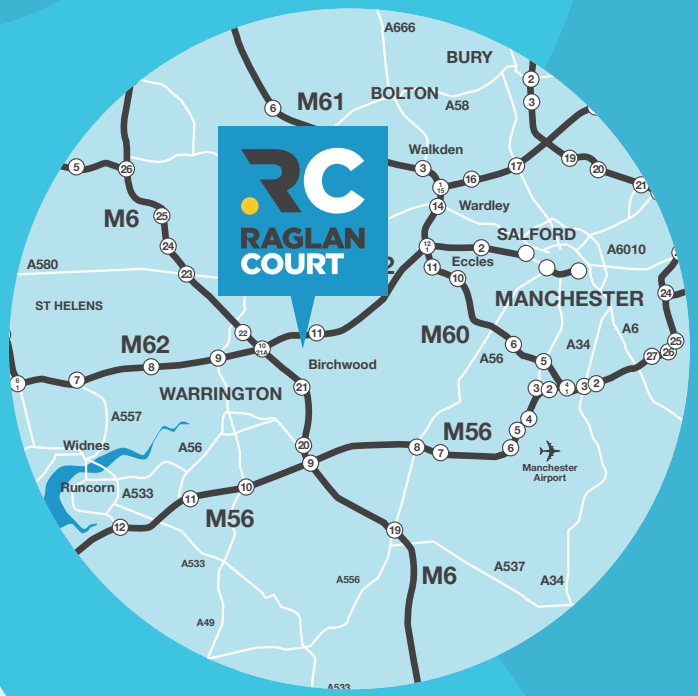
Unit 1	20,466 sq ft inclusive of 2,550 sq ft offices
Unit 2	20,400 sq ft inclusive of 2,418 sq ft offices
Unit 3	20,400 sq ft inclusive of 2,418 sq ft offices
Unit 4	20,466 sq ft inclusive of 2,550 sq ft offices

The building can be taken as a whole with the folowing breakdown:

Offices	9,936 sq ft
Warehouse	71,837 sq ft
Total	81,773 sq ft

The property sits on a site of 4.3 acres and has a site density of 44%.





LOCATION

Warrington is a major North West commercial centre, located at the intersections of the M6, M56 and M62 motorways providing excellent access to the wider motorway network.

The property is located between the M6 and M62 interchange, with direct access from Junction 11 of the M62. Raglan Court is located on Risley Industrial Estate, an established commercial, industrial and distribution location. Nearby occupiers include Yodel, Farm Foods, Walkers Crisps, DHL, Iceland, Travis Perkins and Amazon to name a few.

SAT NAV: **WA3 6SZ**

TERMS

Available To Let on a new FRI lease on terms to be agreed.

VAT

All figures quoted will be subject to VAT where applicable.

VIEWING / FURTHER INFORMATION

Please contact the Joint agents:

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