

Clayton Road

Clayton Road, Warrington, WA3 6NH

Industrial / warehouse unit

Available to let | 18,857 sq ft

The final remaining units are now combined



Final Units Remaining

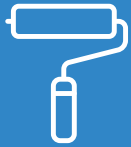


Five inter-connecting warehouses

See site plan and accommodation table for unit sizes. The steel framed unit is part brick and part profile sheet metal clad elevations. The units also offer 7m to eaves and each office (except unit 6) is finished with carpet tiles and male/female WC's. The premises are located on the Risley Employment area. Major local occupiers include Walkers Snack Foods, Asics, Ceva, DeVere Group, BNFL, Farm Foods and Norbert Dentressangle.

Industrial / warehouse unit

18,857 sq ft



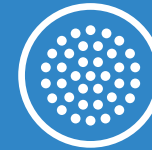
Recently refurbished



Electric level access
loading doors



7m minimum
eaves height



LED lighting
throughout



Three phase
power



Two storey
offices



Final remaining units



Dedicated
parking



EPC rating B



Secure gated
yard area

Site plan & accommodation

Unit		Area (sq ft)	Area (sq m)
Unit 3		9,486	881
Unit 4		9,371	871
Unit 5	Unit now let	9,393	873
Unit 6	Unit now let	10,418	968
Unit 7	Unit now let	9,482	881
Total Office Area		9,291	863
Total Warehouse Area		48,150	4,473
Total Floor Area		57,441	5,333



Site plan & accommodation

Unit 3



Can be combined with Unit 4

Unit 3	Area (sq ft)	Area (sq m)
Warehouse	9,486	881
Ground Floor Office	1,037	96
First Floor Office	1,037	96
Total	11,560	1,073

Site plan & accommodation

Unit 4



Can be combined with Unit 3

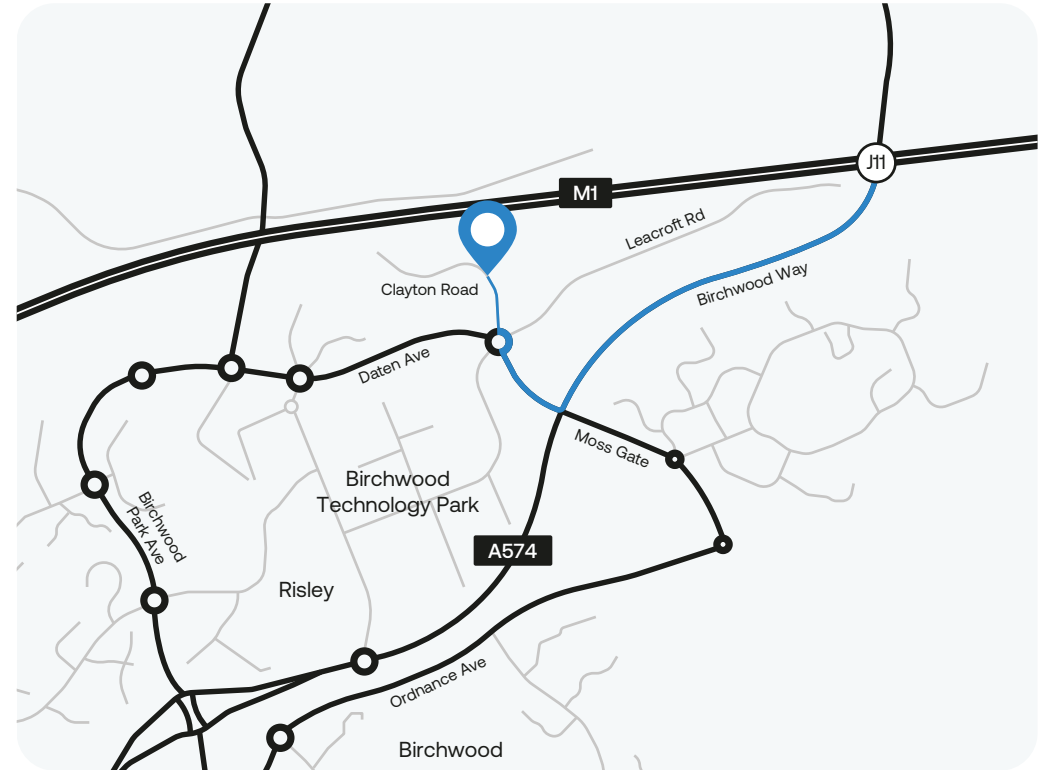
Unit 4	Area (sq ft)	Area (sq m)
Warehouse	9,371	871
Ground Floor Office	1,037	96
First Floor Office	1,037	96
Total	11,445	1,063

An established industrial and logistics location



[The Space](#)[Specification](#)[The Site](#)[Aerial](#)[Gallery](#)[Location](#)[Contact](#)

Location



The premises are located on the Risley Employment area, within half a mile of junction 11 of the M62 and three miles from junction 21a of the M6. Located less than 0.5 mile from Birchwood Science and Technology park major local occupiers include Walkers Snack Foods, A&M Commercials, Clubhouse Golf, Ceva & Top Grade.

Travel times



By Bus

1.2 Miles - Birchwood Park Ave, Birchwood,
Warrington



By Road

0.5 Miles of junction 11 of the M62
3 miles from Junction 21a of the M6



By Air

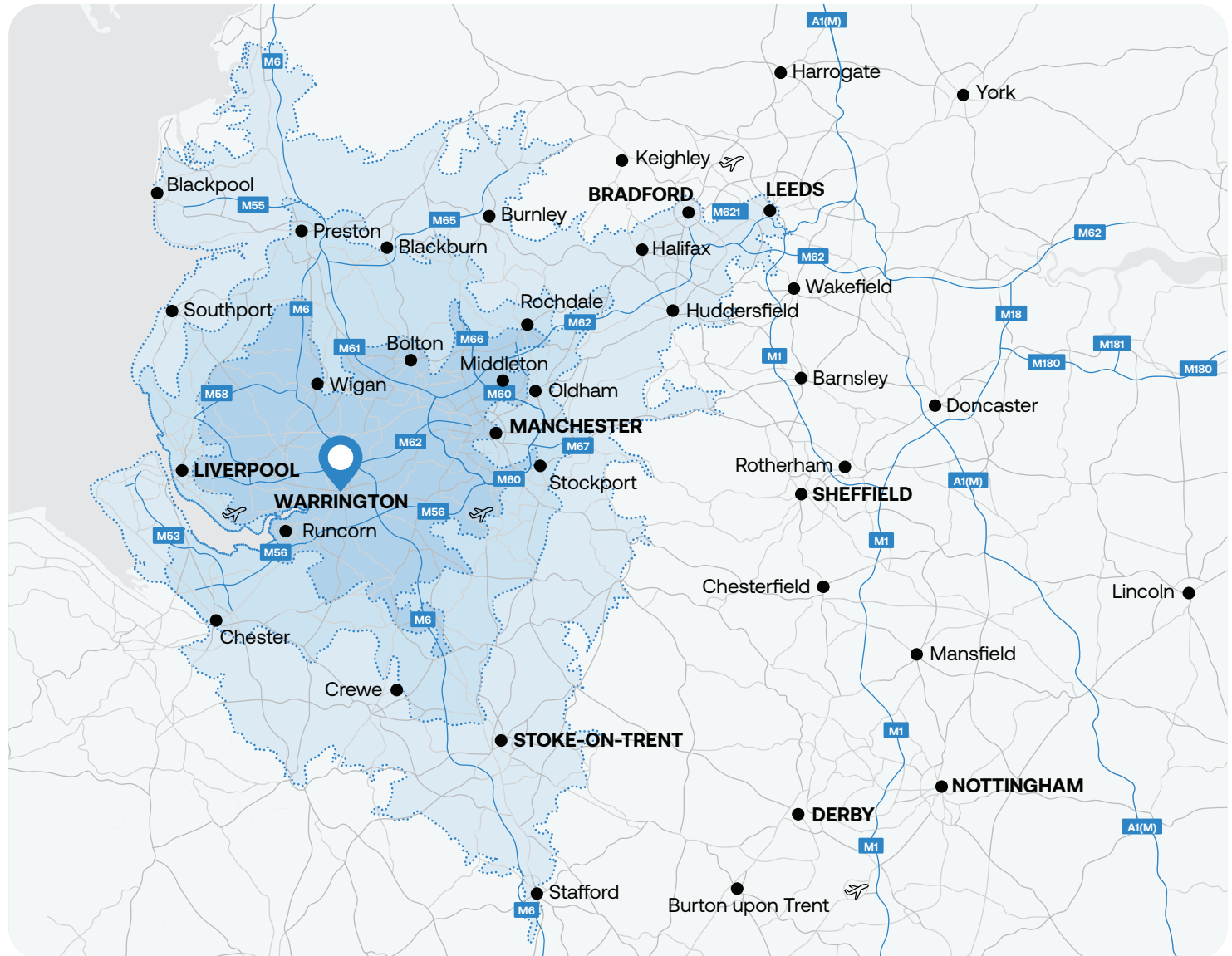
13.5 miles from Manchester Airport
17.6 miles from Liverpool John Lennon Airport



By Rail

2.4 Miles - Birchwood Station, Birchwood
6.1 Miles - Warrington Bank Quay, Warrington

Car drive times

☒ 30mins☐ 60mins☐ 90mins

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[Book a viewing](#)

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Further information:

Terms

The property is available to lease on terms to be agreed or alternatively the landlord may consider a sale. For full details on pricing please contact the disposal agents.

VAT

All terms quoted are exclusive of, but will be liable to VAT at the prevailing rate.

Relatable Value

The Rateable value for the whole is assessed at £208,000 in the 2023 list. For full details on rates payable please contact Warrington Borough Council.

EPC

B rating.

Anti - Money Laundering

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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