

# Clayton Road

Clayton Road, Warrington, WA3 6NH

Industrial / warehouse unit

Available to let | 23,005 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

23,005 sq ft



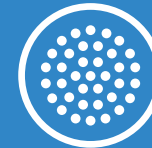
Recently refurbished



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
<b>Total</b>	<b>11,560</b>	<b>1,073</b>

# 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
<b>Total</b>	<b>11,445</b>	<b>1,063</b>



## An established industrial and logistics location



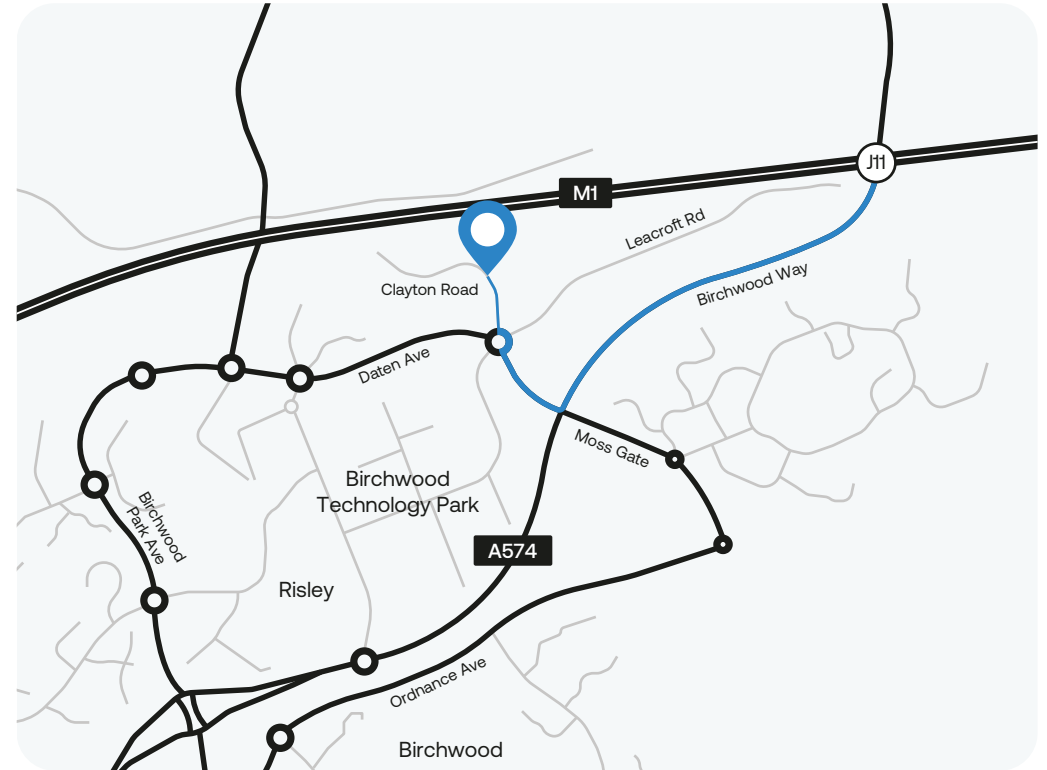
- 1 Clayton Road
- 2 G&J Distillers
- 3 Farmfoods Distribution
- 4 Ceva
- 5 Walkers Snack Foods
- 6 GXO



[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 0.5mile 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

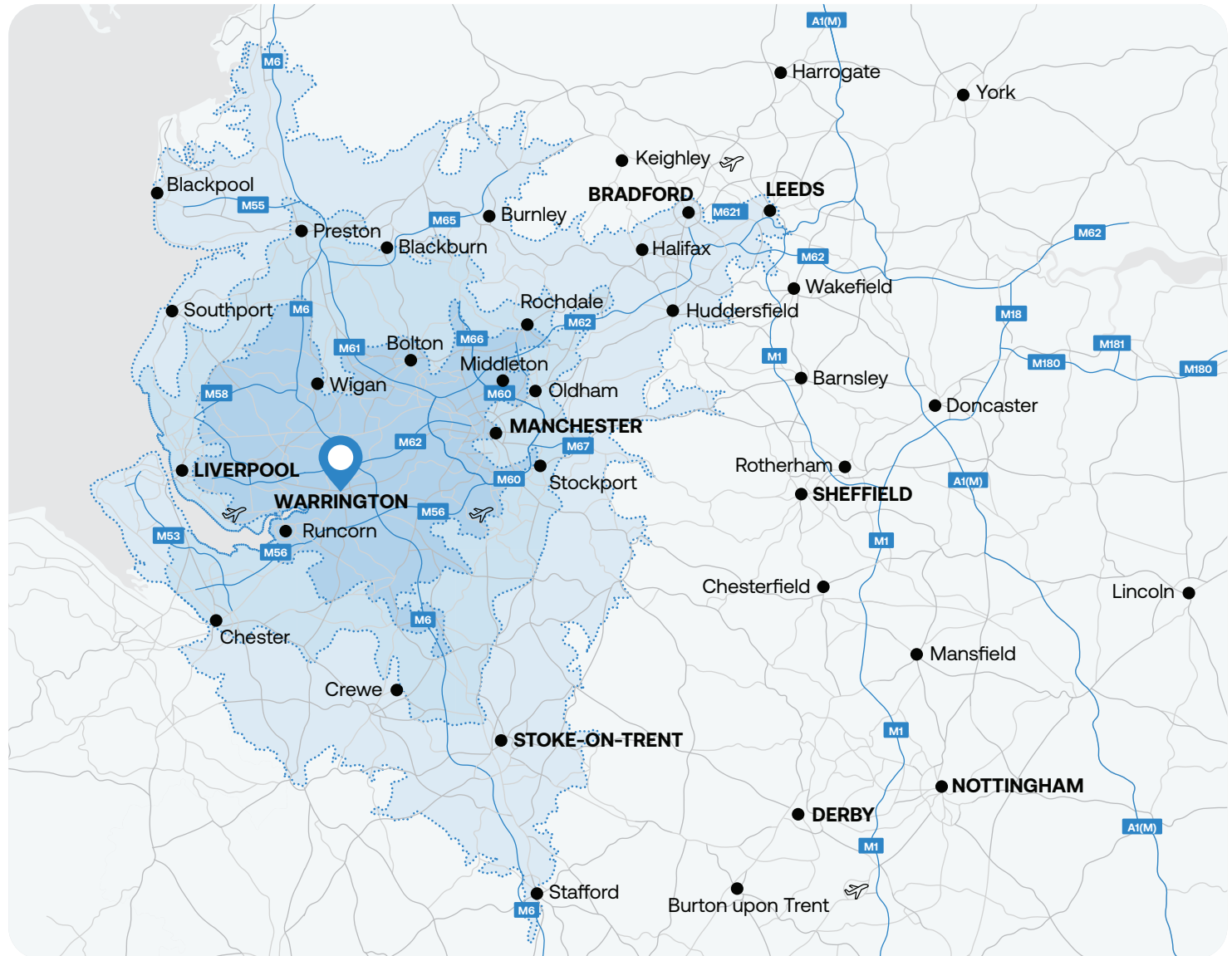
13.5 miles from Manchester Airport  
17.6 miles from Liverpool John Lennon Airport



## 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](#)

## **Mileway**

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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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