

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

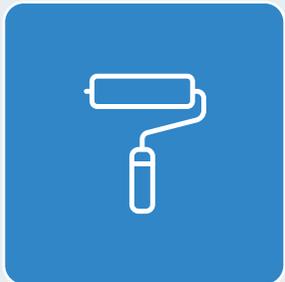


Five inter- connecting warehouses

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

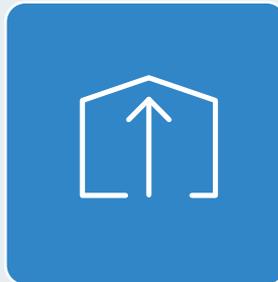
23,005 sq ft



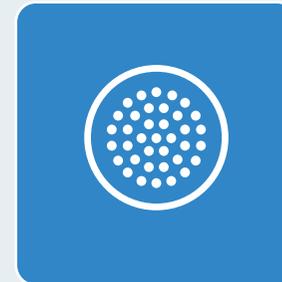
Recently refurbished



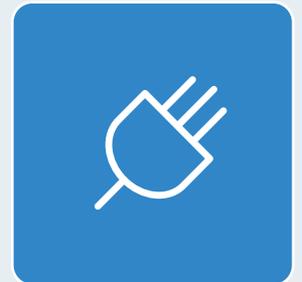
Electric level access loading doors



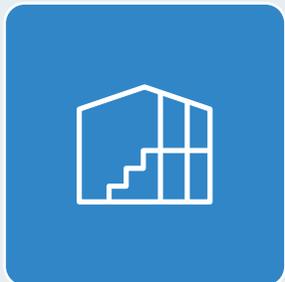
7m minimum eaves height



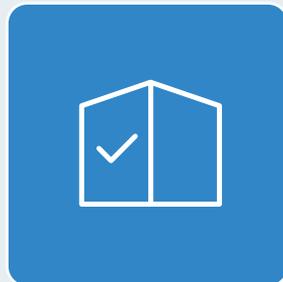
LED lighting throughout



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
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

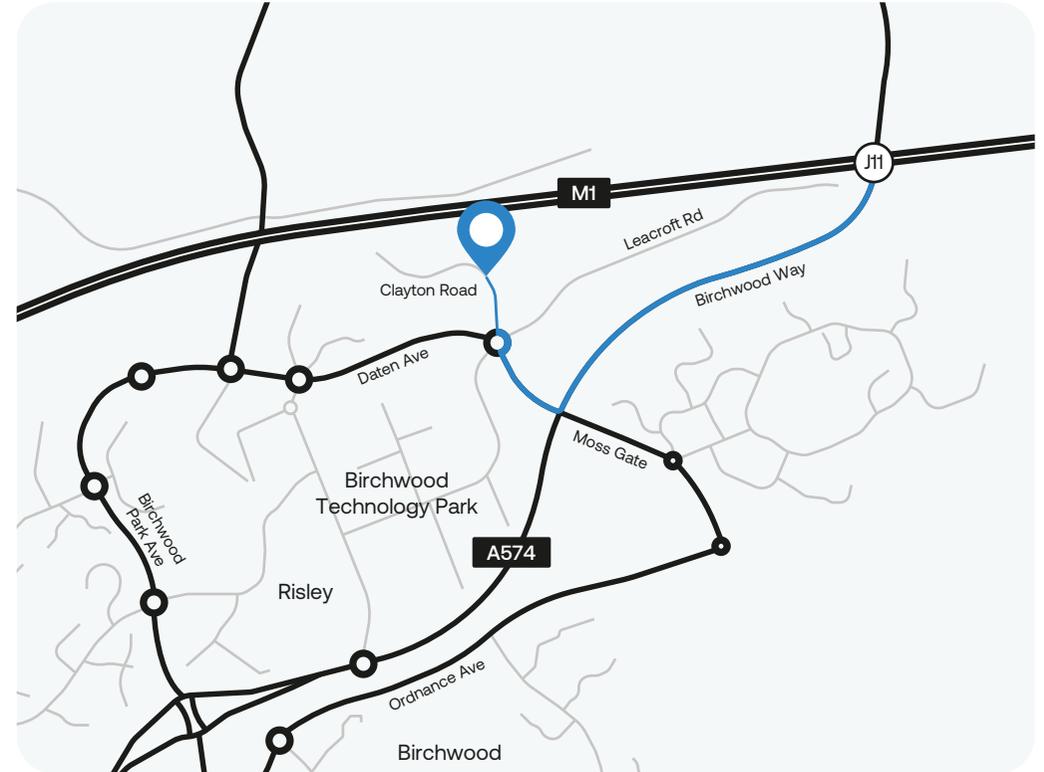
An established industrial and logistics location



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



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

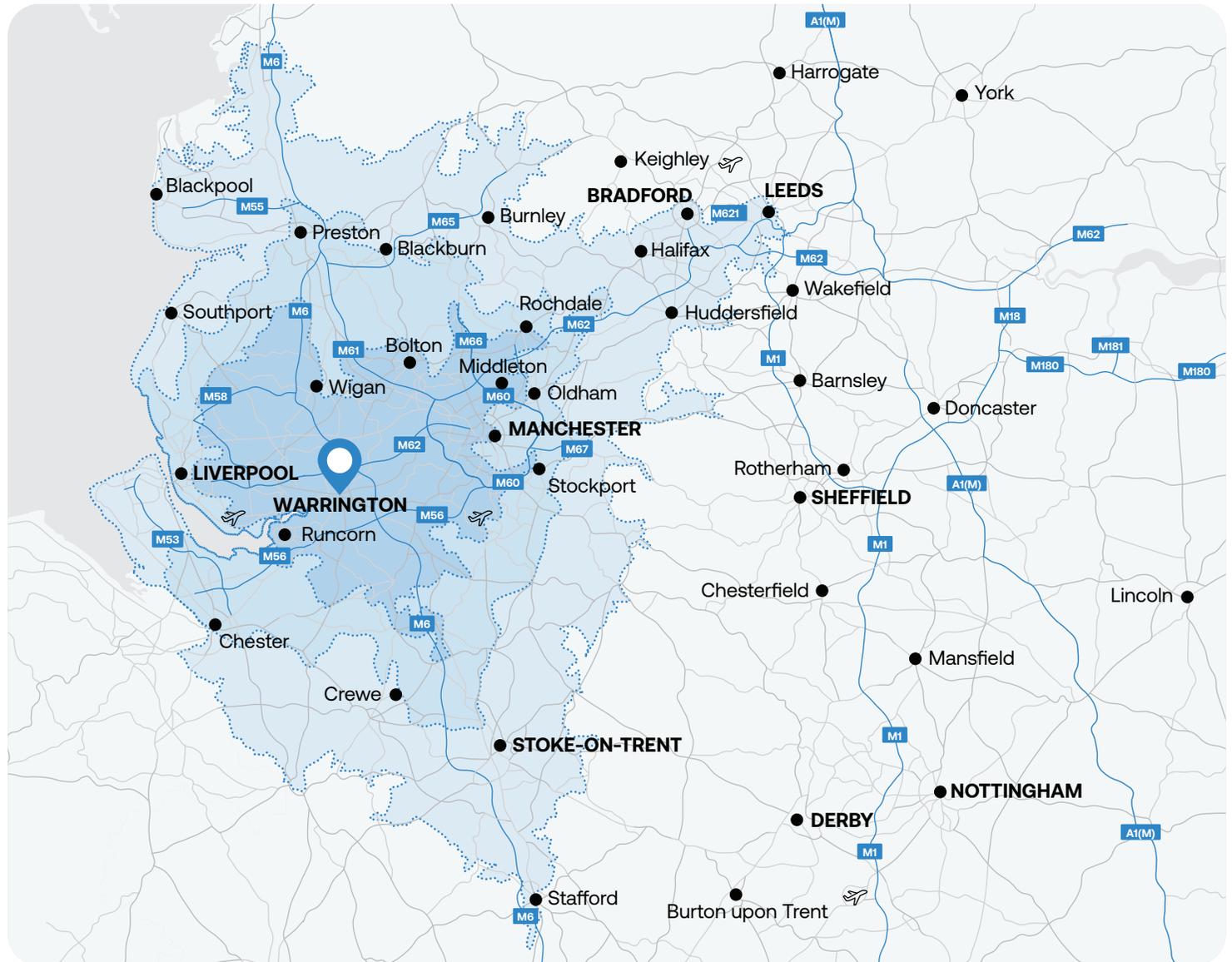
2.4 Miles - Birchwood Station, Birchwood
6.1 Miles - Warrington Bank Quay, Warrington

Car drive times

30mins

60mins

90mins



Clayton Road

Clayton Road, Warrington, WA3 6NH

Industrial / warehouse unit

Available to let | 23,005 sq ft

The final remaining units are now combined

[Book a viewing](#)

Mileway

Charlotte Middleton
T: 0192 535 8160
northwest@mileway.com



Will Kenyon
T 01925 320 520
will@b8re.com



Jonathan Williams
T 01612 447 752
jonathan.williams@savills.com

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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.