

Spectra Business Park

Warrington • WA1 1QL



To Let

Industrial 2,500 - 170,000 sq ft (232.26 - 15,793.38 sq m)

Offices 160 - 2,441 sq ft (14.86 - 226.78 sq m)

- Warehouse accommodation with good quality facilities
- Refurbished office suites
- 24 hour security with on-site manager
- Competitive rents all inclusive available
- Ample on site parking
- Full height doors
- Flexible lease terms
- Good HGV access
- Open storage land

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Location

The premises are located at the end of Sluchers Lane, off Wilson Pattern Street (A5601) just to the south of Warrington Town Centre. The property is located next to the well established business location of Centre Parks which is accessed just off the A49 one of Warrington's main arterial routes.

The property is well serviced by motorways, with the A49 providing access to junction 10 of the M56 to the south and junction 9 of the M62 to the north. Warrington town centre is also within ½ mile and Warrington Bank Quay Railway Station is within ¼ mile of the premises.

Description

The available premises form part of a large manufacturing/industrial complex formerly occupied by Spectra Packaging. The areas available are detailed below:

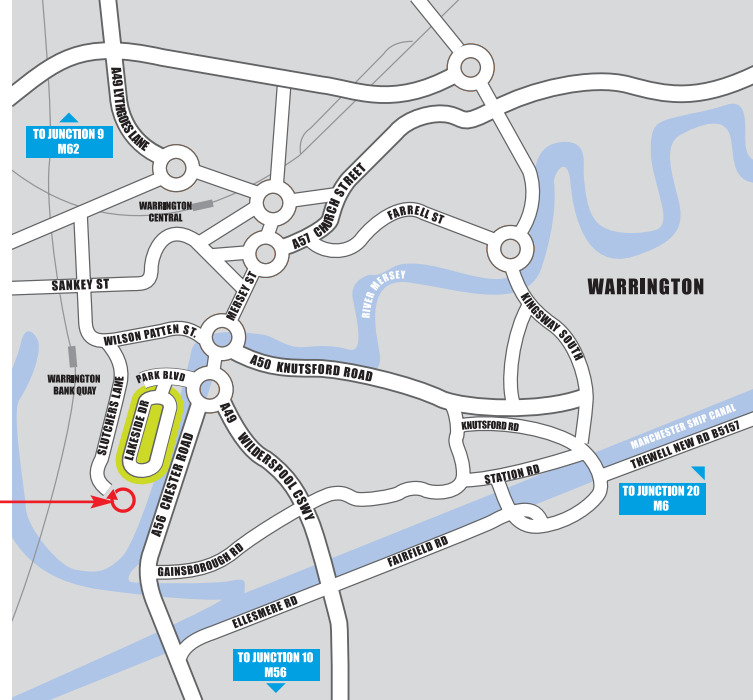
- A self-contained warehouse unit totalling 67,862 sq ft. This portal frame warehouse is set in two bays with clad elevations and a pitched clad roof system. The unit is serviced by four full height electric roller shutter doors from a serviced yard
- A self contained element of the main warehouse totalling 13,000 sq ft
- Additional variable space in the main warehouse up to 100,000 sq ft
- A secure concrete hard standing area of approximately 1.5 acres
- Modern refurbished offices from 160 sq ft up to 2,441 sq ft. The offices provide a flexible layout with air conditioning, carpeted floors throughout, suspended ceilings incorporating lighting, and broadband connectivity. The offices benefit from their own self-contained reception area and entrance

Other additional benefits include:

- Full warehousing service available
- Secure car parking (High ratio of spaces available)
- CCTV
- On - site manager
- Manned gate security



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Accommodation

The units have been made to measure in accordance with the RICS code of measuring practice and the following units are currently available:

UNIT	SQ FT	SQ M
Detached industrial unit	67,862	6,304.53
Self-contained unit	13,000	1,207.74
Additional variable space	up to 100,000	up to 9,290.3
Offices	160-2,441	14.86 - 226.78

Rateable Value

You are advised to make your own enquiries via Warrington Borough Council Ratings Department.

Terms

Flexible lease term are available from a minimum of 3 months at competitive rents.

Vat

All prices and rentals quoted are exclusive of VAT which will be charged at the prevailing rate.

Legal Costs

Each party will be responsible for payment of their own legal costs incurred.

Viewing

Strictly by appointment with the sole agent Knight Frank. Contact Jane Dobie or Andrew Johnson of the industrial team on 0161 833 0023.

