

# TO LET - INDUSTRIAL/ WAREHOUSE DISTRIBUTION UNIT



**FAIROAK 43, FAIROAK LANE, PRESTON BROOK RUNCORN, WA7 3DU**

**43,078 sq ft / 4,002 m<sup>2</sup>**

- Eaves height of 8.5 metres
- 2no. dock level / 2no. loading doors
- 45m deep secure concrete loading yard
- 2 storey offices (8,334 sq ft)

## LOCATION

Runcorn is a major distribution location in the North West due to its excellent motorway connectivity located adjacent to the M56 (served by Junctions 11 and 12) and access to the wider motorway network.

The property is situated on the popular Whitehouse Vale Industrial Estate with access via Northwich Road (A533) and Chester Road (A56)

Junction 11 of the M56 is approximately two miles to the North East of the property, with the intersection of M6 and M56 motorways is approximately seven miles to the East. Warrington can be reached in approximately ten minutes.

## ACCOMMODATION

Description	Size (sq.m)	Size (sq ft)
Warehouse	3,228	34,744
Ground Floor Office	387	387
First Floor Office	387	387
<b>TOTAL</b>	<b>4,002</b>	<b>43,078</b>

## DESCRIPTION

The property comprises a modern detached industrial/warehouse unit constructed in c.2000 and provides the following specification:-

- Steel frame construction
- 8.5 metre eaves (To underside of haunch)
- 2no. dock level loading doors
- 2no. level access loading doors
- Secure 45m deep loading yard
- Separate car parking



## TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## BUSINESS RATES

Interested parties should make their own enquiries to the local authority.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

## VIEWINGS

For further information please contact the joint agents:

Alex Perratt / Thomas Marriott

Email: [alex@b8re.com](mailto:alex@b8re.com) / [thomas@b8re.com](mailto:thomas@b8re.com)

Tel: 01925 320 520

