



Barleycastle Lane

WARRINGTON | WA4 4SR

Prime redevelopment opportunity
located close to M6/M56 interchange.



The Opportunity:

- The site is held Freehold
- Rare opportunity to acquire a prime 7.28 acre redevelopment site close to the M6/M56 Interchange
- Key Industrial and logistics location. The site lies just 1 mile from J9 of the M56 and J20 of the M6
- The site is situated on Stretton Distribution Centre. Local occupiers include:



Eddie Stobart

farmfoods

MARK THOMPSON
TRANSPORT



Barleycastle
Lane



SAT NAV: WA4 4SR



The Location:

Warrington is located in Cheshire, in the North West of England and is recognised as one of the key Industrial and Logistics locations across the UK. This is due to its exceptional connectivity and its proximity to both Manchester and Liverpool. The location is popular with a number of occupiers and has seen several developments arise in the past 2 years, including Omega Park and Super W.

Warrington benefits from a number of quality road connections, ideally located within close proximity of the M56, M60 and M6 motorways. These in turn provide further access to the national motorway network.

DRIVE TIMES

Location	Minutes	Miles
Warrington	15	5
Manchester	34	20
Liverpool	39	26
Leeds	1 hr 7	60
Birmingham	1 hr 15	75

TRAIN TIMES

Location	Minutes
Manchester Piccadilly	33
Liverpool Lime Street	38
London Euston	1 hr 45

AIRPORTS

Location	Minutes	Miles
Manchester	16	13
Liverpool John Lennon	28	17



 [Click here for Google Maps link](#)

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The Site:

The site is currently vacant and comprises of a main building of steel portal frame. Internally the building is made up of a number of offices, kitchen, WCs and changing rooms.

Externally there is a separate detached Vehicle Maintenance Unit, multiple security huts and barriers with the balance of the site hard standing.

To M6 J20 / M56

GRAPPENHALL LANE

B5356

BROAD LANE

STRETTON
DISTRIBUTION PARK

KinaXia Logistics

M&H
LOGISTICS

BARLEYCASTLE LANE

APPLETON THORN TRADING ESTATE

Shred-it
A Stericycle® Solution

BARLEYCASTLE LANE

B5356

**A prime Industrial and
Logistics redevelopment
site available on
Stretton Distribution Park.**



Barleycastle Lane

The Terms:

Title

The site is available on a freehold basis.

VAT

VAT will be charged at the prevailing rate.

EPC

An EPC is available within the dataroom.

Data Room

A Data Room providing additional information is available on request.

Pricing

Full details on application.

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