

# TRIDENT BUSINESS PARK

WARRINGTON WA3 6BX



4.8m eaves  
height



Level access  
loading



Direct access to  
M62 Junction 11



Mid terrace industrial/  
warehouse unit

INDUSTRIAL / WAREHOUSE UNIT NOW AVAILABLE

**UNIT D2 TO LET: 4,777 SQ FT (444 SQ M)**

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+ + + + + + + + +

# Changing spaces in Warrington

Trident Business Park at Birchwood, Warrington is prominently located within one of the North West's most successful and vibrant business communities.

Birchwood is situated immediately South East of the M6 and M62 motorway intersection with direct access to the M62 at Junction 11, giving easy access to Manchester to the East and Liverpool to the West and the regional airports.

The property comprises a high quality mid terrace industrial/warehouse unit and extends to a gross internal area of 4,777 sq ft (444 sq m) which includes warehouse and a small ground floor office.



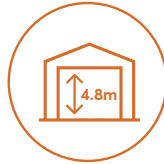
# Schedule of accommodation



Ground floor offices and amenities



Level access loading



4.8m eaves height



Shared loading and parking



Popular estate in Warrington



Steel portal frame construction

## UNIT D2

**TOTAL**

**4,777 SQ FT (444 SQ M)**

### TERMS

The property is available on a new fully repairing and insuring lease on terms to be agreed. Rental price on application.

### BUSINESS RATES

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

### ENERGY PERFORMANCE CERTIFICATE

An EPC certificate can be provided upon request.

### LEGAL COSTS

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

\*All floor areas are approximate gross internal areas.

## TRAVEL DISTANCES



### CITIES/TOWNS

Warrington Centre	4.5 miles
Manchester Centre	14 miles
Liverpool Centre	22 miles



### MOTORWAYS/ROAD

M62, J11	1.5 miles
M6/M62 Interchange	4 miles
M6, J21	6 miles
M62/M60 Interchange	8.5 miles



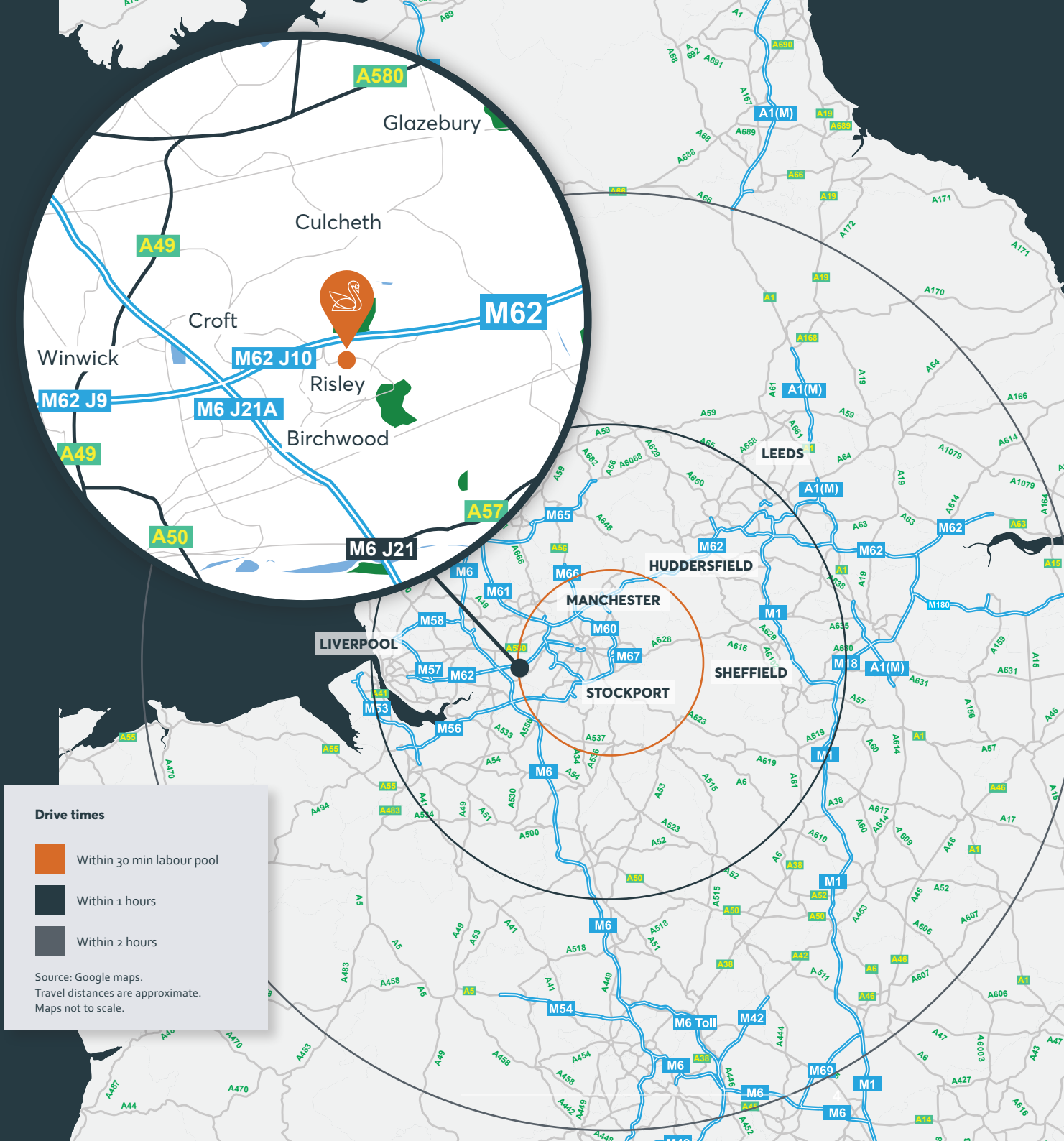
### RAIL

Birchwood Station	2 miles
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### AIRPORTS

Manchester Airport	20 miles
Liverpool Airport	21 miles



#### Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



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[stmodwenlogistics.co.uk](http://stmodwenlogistics.co.uk)

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