

# Warrington South Distribution Park, Lyncastle Road, Warrington WA4 4SN

## TOLET

- Warehousing 20,000 - 90,000 sq.ft
- New Build Units 25,000 - 100,000 sq.ft
- Yard Space 1 - 4 Acres



- 1 mile from M6/M56 motorways
- Prime distribution location
- Fully secure site
- Flexible and permanent opportunities available



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**Location**

Appleton Thorn Trading Estate is situated approximately 3 miles to the south east of Warrington town centre and within 1 mile of junction 20 of the M6 at its intersection with the M56 motorway. The estate is a recognised distribution location with major occupiers including Eddie Stobart, Kuehne + Nagel and Iron Mountain

**Description**

Warrington South distribution Park comprises of 450,000 sq ft of industrial warehouse accommodation on a site of 25 acres and can provide a mix of new and flexible warehousing plus external yard space.

There is also land available to enable construction of bespoke design and build facilities to suit occupiers specific requirements.

**Accommodation**

Plot 4 offer 1-4 acres or design and build units from 25,000 to 100,000 sq.ft.

Unit G	12,177 sq.ft
Unit H	25,455 sq.ft
Unit I	27,229 sq.ft
Unit J	28,300 sq.ft
<b>Total</b>	<b>93,161 sq.ft</b>

**Terms**

The premises are available by way of a new lease on terms to be agreed. Rental - On application.

**Epc**

**Viewing**

Strictly through joint agents CBRE and B8 Real Estate.

**Paul Cook**  
**M:** 07793 119 221  
**E:** paul.j.cook@cbre.com

**Jonathan Thorne BSc MRICS**  
**M:** 07738 735 632  
**E:** jon@b8re.com



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