

lot 22

# Unit 14 Adlington Court Industrial Estate, Adlington Court Warrington, Cheshire WA3 6PL

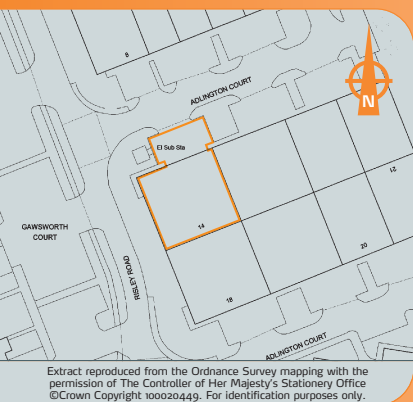
Rent  
**£33,768**  
per annum  
exclusive

**Freehold Industrial Investment**

- Entirely let to The Secretary of State for Health occupied by the National Blood Service until 2019 (no breaks)
- Strategic and established modern industrial estate
- Approximately 702.71 sq m (7,564 sq ft)
- Six Week Completion



On behalf of a Major Investment Fund



**Location**

Miles: 5 miles north-east of Warrington Town Centre  
13 miles south-west of Manchester  
22 miles east of Liverpool  
Roads: A574, M62 (Junction 11), M6 (Junction 21A)  
Rail: Birchwood Railway Station  
Air: Manchester Airport, Liverpool John Lennon Airport

**Situation**

The property is located at the junction of Adlington Court and Risley Road in the established industrial area of Risley just 1 mile from junction 11 of the M62, a major arterial route connecting Liverpool and Manchester, and 3 miles from junction 21A of the M6. The property benefits from being adjacent to Birchwood Park mixed-use office and industrial development.

Nearby occupiers include Tyco Electronics, BTR (UK) Ltd, AMEC and Ramada Encore Hotel.

**Description**

The property comprises warehouse accommodation with an eaves height of approximately 5.5 metres (18 ft), 2 x vehicle accessible loading doors and an open yard to the front with car parking for approximately 8 cars.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Warehouse/Office	702.71 sq m (7,564 sq ft)	<b>SECRETARY OF STATE FOR HEALTH</b>	15 years from 04/06/2004 on a full repairing and insuring lease (i)	£33,768	03/06/2019
<b>Totals</b>		<b>702.71 sq m (7,564 sq ft)</b>			<b>£33,768</b>	

(i) The lease is subject to a Schedule of Condition.

**For further details please contact:**

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