

FOR SALE

SLUTCHERS LANE, WARRINGTON, WA1 1RU



LOCATION

SLUTCHERS LANE, WARRINGTON, WA1 1RU

SLUTCHERS LANE IS A MIXED-USE ROAD LOCATED JUST SOUTH OF WARRINGTON TOWN CENTRE, IN CHESHIRE, NORTH WEST ENGLAND. THE SURROUNDING AREA IS A TRANSITIONAL URBAN EDGE ZONE, FEATURING A MIX OF LIGHT INDUSTRIAL UNITS, WAREHOUSING, COMMERCIAL PREMISES AND INFRASTRUCTURE-RELATED LAND. NOTABLE SITES ALONG OR NEAR THE LANE INCLUDE THE BANK QUAY TRADING ESTATE, SLUTCHERS LANE CAR PARK, RSPCA WARRINGTON AND ACCESS ROUTES TO THE RIVER MERSEY CORRIDOR.

THE RECENTLY COMPLETED CENTRE PARK LINK ROAD HAS FURTHER ENHANCED CONNECTIVITY, LINKING SLUTCHERS LANE DIRECTLY WITH CHESTER ROAD (A5060) AND IMPROVING ACCESS TO THE WIDER MOTORWAY NETWORK (M56/M62)



SITE PHOTOS



SLUTCHERS LANE, WARRINGTON, WAI IRU



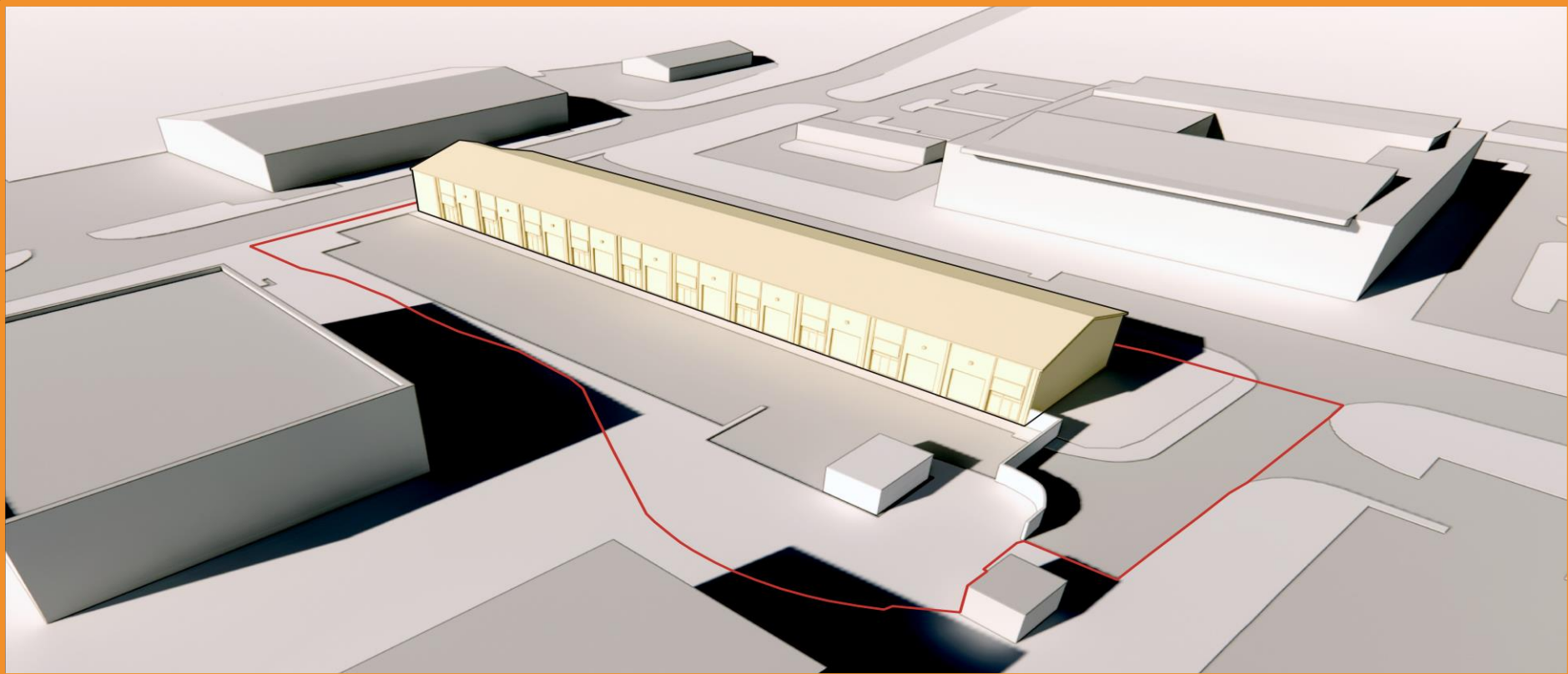
PROPOSED SITE PLAN

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SITE LAYOUT

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DETAILS

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DESCRIPTION

- PROMINENT LOCATION ON THE SOUTH SIDE OF WARRINGTON TOWN CENTRE
- PLANNING SUBMITTED AND WILL BE SOLD WITH THE BENEFIT OF OUTLINE CONSENT FOR 10 INDUSTRIAL UNITS
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TENURE

- FREEHOLD

PRICE

- OFFERS IN EXCESS OF £1,200,000 (WE UNDERSTAND THERE IS VAT PAYABLE)

UNITS BREAKDOWN

	Parking Spaces	Ground Floor	Mezzanine Floor	Total
Industrial Unit 01	2	1500sq.ft	350sq.ft	1850sq.ft
Industrial Unit 02	2	1100sq.ft	350sq.ft	1450sq.ft
Industrial Unit 03	2	1100sq.ft	350sq.ft	1450sq.ft
Industrial Unit 04	2	1100sq.ft	350sq.ft	1450sq.ft
Industrial Unit 05	2	1100sq.ft	350sq.ft	1450sq.ft
Industrial Unit 06	2	1100sq.ft	350sq.ft	1450sq.ft
Industrial Unit 07	2	1100sq.ft	350sq.ft	1450sq.ft
Industrial Unit 08	2	1100sq.ft	350sq.ft	1450sq.ft
Industrial Unit 09	2	1100sq.ft	350sq.ft	1450sq.ft
Industrial Unit 10	2	1100sq.ft	350sq.ft	1450sq.ft

ENQUIRIES

SLUTCHERS LANE, WARRINGTON, WA1 1RU



 SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

 JORDAN@READPROPERTY.INFO

 WWW.READPROPERTIES.CO.UK

 01925 213987



zoopla

