



# Gawsworth Court

Risley Road, Birchwood Park,  
Warrington WA3 6NJ

5 mins from J11 M62  
and J21A M6



Three phase  
electricity



Large secure  
yards



**REFURBISHED INDUSTRIAL /  
WAREHOUSE ACCOMMODATION**

**TO LET 8,939 – 18,644 SQ FT**  
(830 – 1,732 SQ M)



## DESCRIPTION

Gawsworth Court is a modern estate providing 7 light industrial/warehouse units with ancillary offices.

Externally the units benefit from extensive concrete yards and tarmac car parking areas. The property is secured by metal fencing to the perimeter boundary.



**SEVEN LIGHT INDUSTRIAL/  
WAREHOUSE UNITS  
WITH ANCILLARY OFFICES**

The premises provide the following specification:



Undergoing  
full refurbishment



Roller  
shutter doors



Steel portal frame  
construction



WC facilities



Blockwork walls  
and profile metal  
cladding to eaves



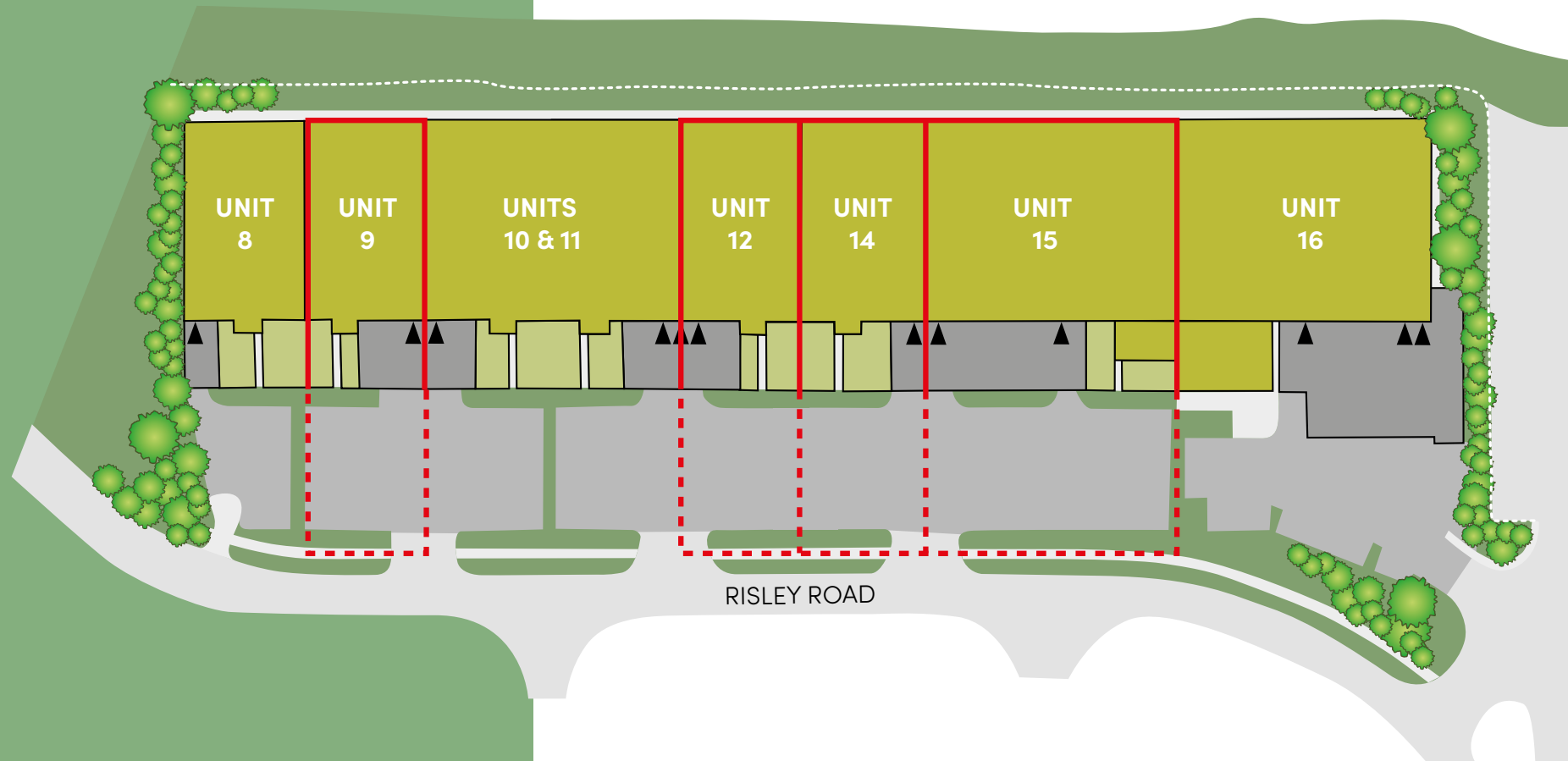
Quality office  
accommodation



5.65m eaves height



Large external  
yard and parking



## ACCOMMODATION

The premises have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provides the following areas:

	SQ FT	SQ M
Unit 8	LET	
Unit 9	9,500	882.6
Units 10 & 11	LET	
Unit 12	8,939	830.4
Unit 14	8,966	832.9
Unit 15	18,644	1,732.1
Unit 16	LET	

**UNITS FROM**  
**8,939 – 18,644 SQ FT**  
**(830 – 1,732 SQ M)**







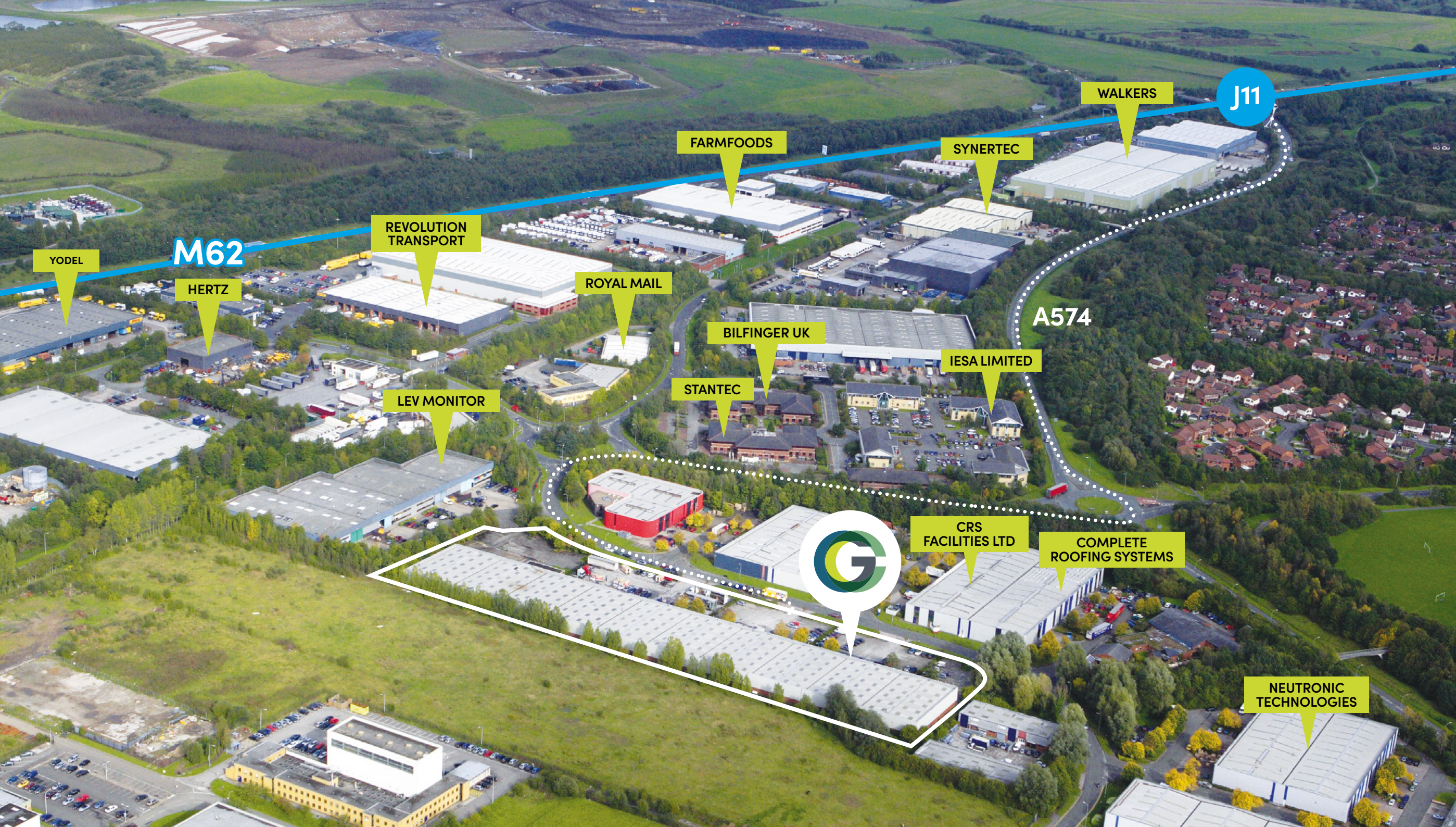
## LOCATION

Gawsworth Court is situated on Risley Road, accessed via Birchwood Way (A574), providing direct access to Junction 11 of the M62 Motorway. Junction 21A of the M6 motorway is located within 3 miles.

## DIRECT ACCESS TO THE M62 AND M6 MOTORWAY







J11

WALKERS

SYNERTEC

FARMFOODS

REVOLUTION  
TRANSPORT

M62

YODEL

HERTZ

ROYAL MAIL

LEV MONITOR

BILFINGER UK

STANTEC

IESA LIMITED

A574

CRS  
FACILITIES LTD

COMPLETE  
ROOFING SYSTEMS

NEUTRONIC  
TECHNOLOGIES









## TERMS

The premises are available To Let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## BUSINESS RATES

Please contact the local rating department, Warrington Borough Council on 01925 443 210 for further information.

## EPC

EPC reports are available upon request.



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## FURTHER INFO

For further information please contact one of the joint agents.

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