

# Clayton Road

Clayton Road, Warrington, WA3 6NH

Industrial / warehouse unit

Available to let | 57,441 sq ft

Units can be leased individually and combined





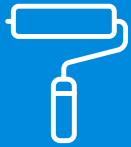


## Five inter-connecting warehouses

The units can be split into varying sizes depending on occupier requirements, please see accommodation table for details. The steel framed unit is part brick and part profile sheet metal clad elevations. The units also offer 7m to eaves and each office (except unit 6) is finished with carpet tiles and male/female WC's. The premises are located on the Risley Employment area. Major local occupiers include Walkers Snack Foods, Asics, Ceva, DeVere Group, BNFL, Farm Foods and Norbert Dentressangle.

# Industrial / warehouse unit

57,441 sq ft



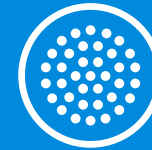
Recently refurbished



Electric level access  
loading doors



7m minimum  
eaves height



LED lighting  
throughout



Three phase  
power



Two storey  
offices



Ability to  
split units



Dedicated  
parking



EPC rating B



Secure gated  
yard area

## Site plan & accommodation

Unit	Area (sq ft)	Area (sq m)
Unit 3	9,486	881
Unit 4	9,371	871
Unit 5	9,393	873
Unit 6	10,418	968
Unit 7	9,482	881
<b>Total Office Area</b>	<b>9,291</b>	<b>863</b>
<b>Total Warehouse Area</b>	<b>48,150</b>	<b>4,473</b>
<b>Total Floor Area</b>	<b>57,441</b>	<b>5,333</b>





# Site plan & accommodation

## Unit 3



Can be combined with Unit 4

Unit 3	Area (sq ft)	Area (sq m)
Warehouse	9,486	881
Ground Floor Office	1,037	96
First Floor Office	1,037	96
<b>Total</b>	<b>11,560</b>	<b>1,073</b>

# Site plan & accommodation

## Unit 4



Can be combined with Unit 3 or Unit 5

Unit 4	Area (sq ft)	Area (sq m)
Warehouse	9,371	871
Ground Floor Office	1,037	96
First Floor Office	1,037	96
<b>Total</b>	<b>11,445</b>	<b>1,063</b>

# Site plan & accommodation

## Unit 5



Can be combined with Unit 4

Unit 5	Area (sq ft)	Area (sq m)
Warehouse	9,393	873
Ground Floor Office	1,031	96
First Floor Office	1,031	96
<b>Total</b>	<b>11,455</b>	<b>1,065</b>



# Site plan & accommodation

## Unit 6



Unit 6	Area (sq ft)	Area (sq m)
Warehouse	10,418	968
First Floor Office	1,031	96
<b>Total</b>	<b>11,449</b>	<b>1,064</b>



# Site plan & accommodation

## Unit 7

Unit 7	Area (sq ft)	Area (sq m)
--------	--------------	-------------

Warehouse	9,482	881
-----------	-------	-----

Ground Floor Office	1,025	95
---------------------	-------	----

First Floor Office	1,025	95
--------------------	-------	----

<b>Total</b>	<b>11,523</b>	<b>1,071</b>
--------------	---------------	--------------





## An established industrial and logistics location



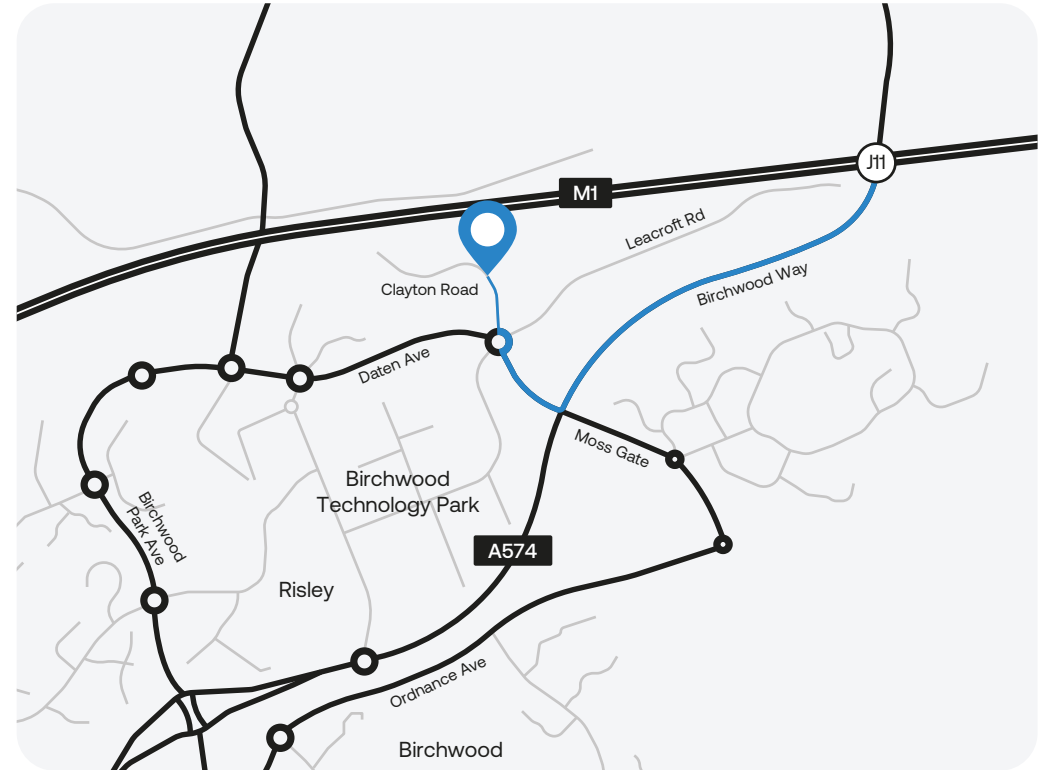
- 1 Clayton Road
- 2 G&J Distillers
- 3 Farmfoods Distribution
- 4 Ceva
- 5 Walkers Snack Foods
- 6 GXO







# Location



The premises are located on the Risley Employment area, within half a mile of junction 11 of the M62 and three miles from junction 21a of the M6. Located less than 0.5 mile from Birchwood Science and Technology park major local occupiers include Walkers Snack Foods, A&M Commercials, Clubhouse Golf, Ceva & Top Grade.



# Travel times



## By Bus

1.2 Miles - Birchwood Park Ave, Birchwood,  
Warrington



## By Road

0.5 Miles of junction 11 of the M62  
3 miles from Junction 21a of the M6



## By Air

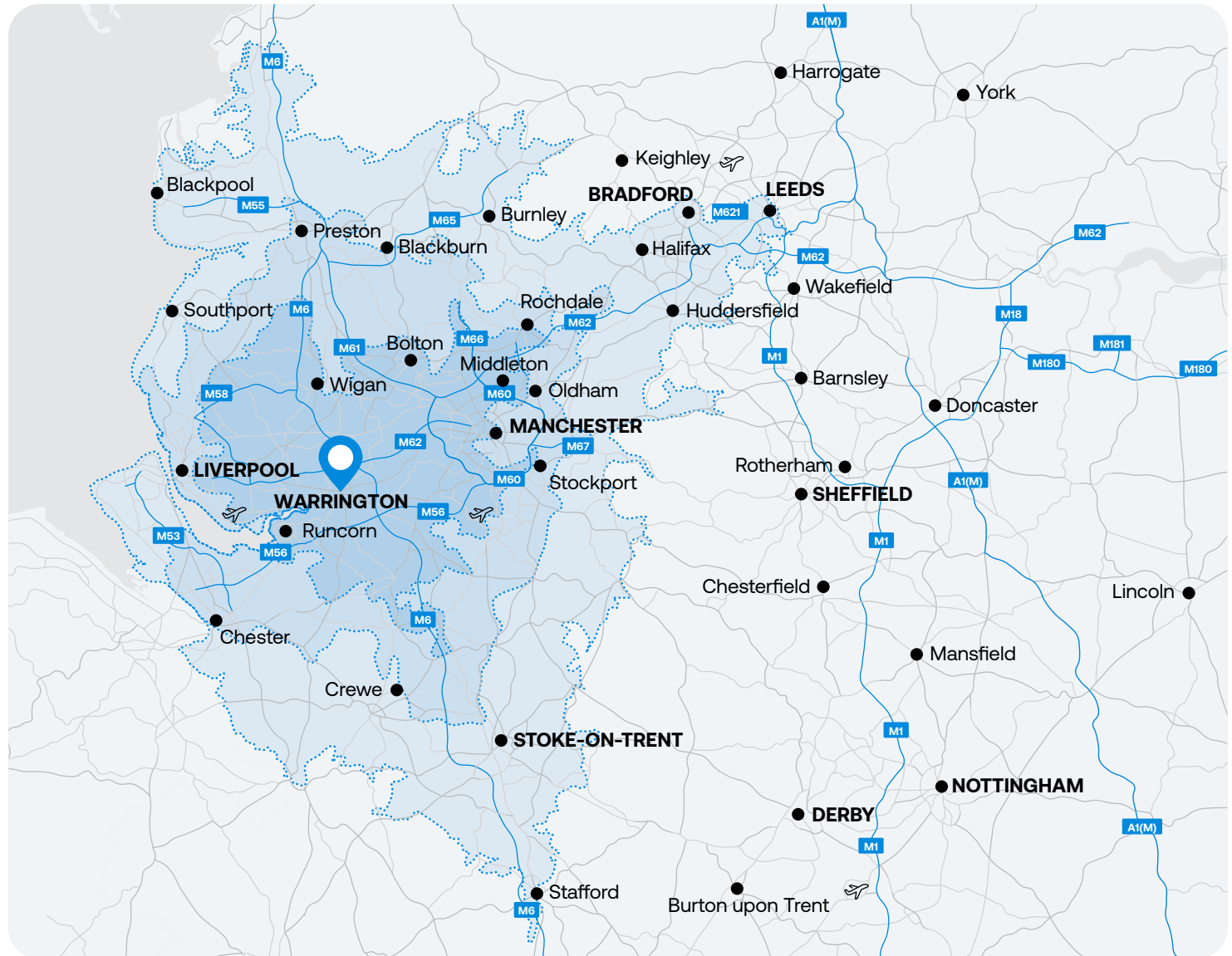
13.5 miles from Manchester Airport  
17.6 miles from Liverpool John Lennon Airport



## By Rail

2.4 Miles - Birchwood Station, Birchwood  
6.1 Miles - Warrington Bank Quay, Warrington

Car drive times

☒ 30mins☐ 60mins☐ 90mins

# Clayton Road

Clayton Road, Warrington, WA3 6NH

Industrial / warehouse unit

Available to let | 57,441 sq ft

Units can be leased individually and combined

[Book a viewing](#)

## **Mileway**

Adam Smith  
T: 0192 535 8160  
[northwest@mileway.com](mailto:northwest@mileway.com)



Will Kenyon  
T 01925 320 520  
[will@b8re.com](mailto:will@b8re.com)



Jonathan Williams  
T 01612 447 752  
[jonathan.williams@savills.com](mailto:jonathan.williams@savills.com)

## Further information:

### Terms

The property is available to lease on terms to be agreed or alternatively the landlord may consider a sale. For full details on pricing please contact the disposal agents.

### VAT

All terms quoted are exclusive of, but will be liable to VAT at the prevailing rate.

### Relatable Value

The Rateable value for the whole is assessed at £208,000 in the 2023 list. For full details on rates payable please contact Warrington Borough Council.

### EPC

B rating.

### Anti - Money Laundering

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.