

Unit 13 Albion Park, Warrington Road, Glazebury, WA3 5PG









TO LET

Use - Industrial

Size - 5,446 Sq ft

Rent - £35,000 p.a. + VAT

- TO LET 5,446 sq. ft. / 506 sq. m.
- Industrial property suitable for various uses
- Newly refurbished with new roof and cladding
- 4 x Loading door (5.8m high)
- LED Lights



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk



Unit 13 Albion Park, Warrington Road, Glazebury, WA3 5PG

Location

Located just off the A580 East Lancashire Road, the site provides easy access to the M6, M62, and M56 motorways, making it ideal for logistics, distribution, and industrial operations. Warrington town centre is approximately 6 miles away, while both Manchester and Liverpool are within a 30-minute drive.

The area is home to a range of established industrial and commercial occupiers, benefiting from strong infrastructure, local amenities, and a skilled workforce. A prime industrial location offering convenience, connectivity, and business growth potential.

Description

The warehouse space is fully open plan and accessed 4 roller shutter doors extending to a height of 5.8m. The warehouse benefits from a level concrete floor and an internal eaves of 6.5m.

The property also benefits from a private and secure parking to the side of the building.

The building is constructed with newly installed insulated steel profile cladding to the external walls and a new double skin insulated roof incorporating translucent roof panels above.

Accommodation

We have measured the property on a Gross Internal Area basis to be $5,446 \, \text{sq.}$ ft. $/ \, 506 \, \text{sq.}$ m.

Rental

£35,000 p.a. + VAT

Lease Terms

Available by way of new FRI lease for a minimum of 3 years.

Rating

To be confirmed.

Legal Costs

Each party responsible for their own legal costs.

Services

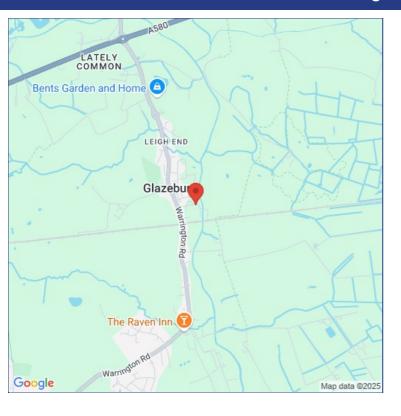
All mains services (including 3 phase electricity) are available to the property.

Viewing

Strictly through agents Taylor Weaver (James Taylor) 01254 699030



Unit 13 Albion Park, Warrington Road, Glazebury, WA3 5PG



www.taylorweaver.co.uk

Telephone: 01257 204900



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars.