



BIRCHWOOD, WARRINGTON **WA3 6NN**



TO LET

98,000 SQ FT (9,105 SQ M)

NEW HIGH SPECIFICATION UNIT

ON-SITE SOON!

TO MANCHESTER CITY CENTRE - 14 MILES

11



BIRCHWOOD WAY

farmfoods

LEACROFT ROAD

GXO

M62

TO LIVERPOOL - 22 MILES

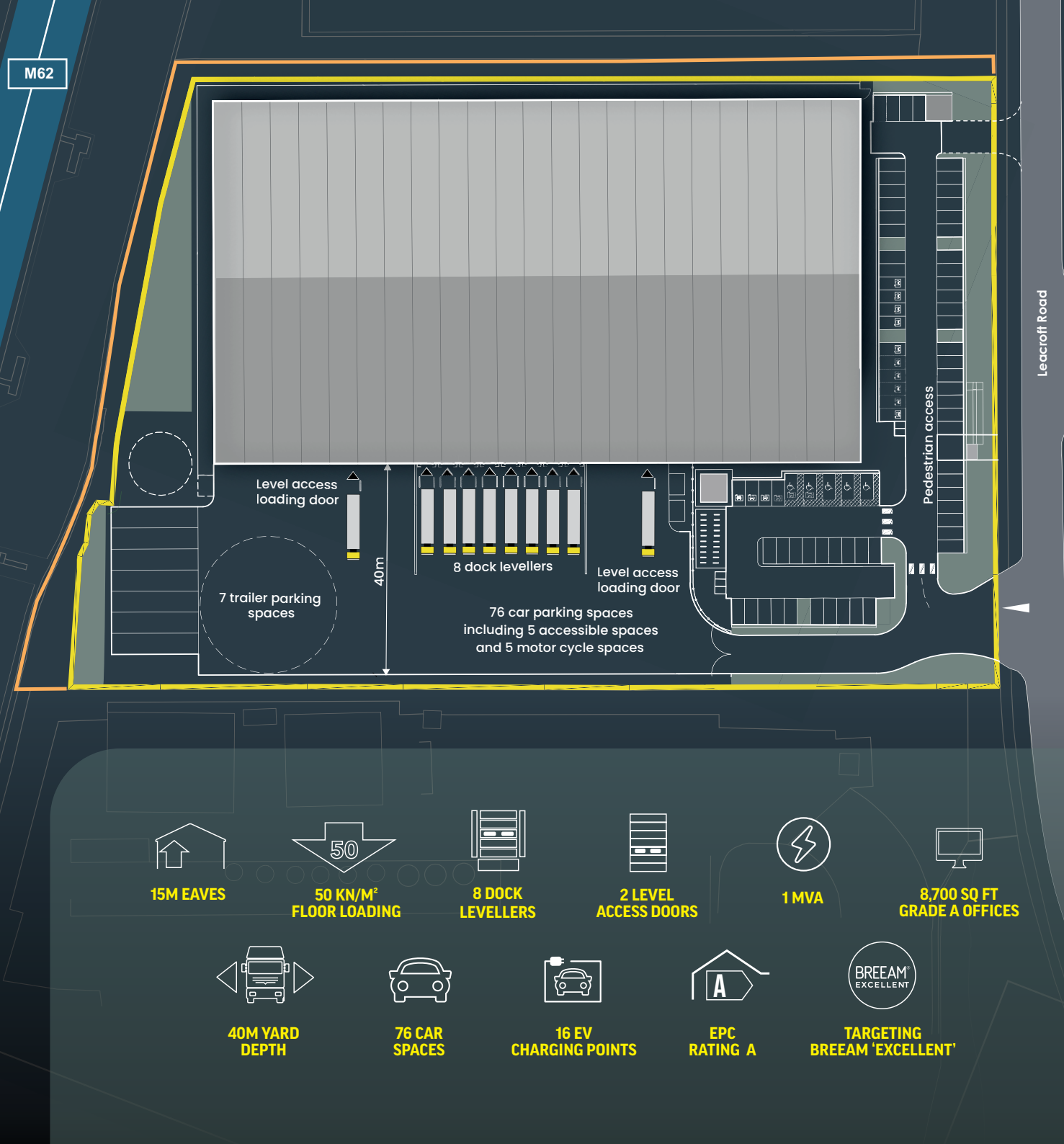
TO WARRINGTON - 7 MILES

QUINTESSENTIAL
BRANDS GROUP Q



SCHEDULE OF AREAS (GIA)

	Sq ft	Sq m
Warehouse	88,304	8,203.7
Reception GF	994	92.3
Offices FF	8,777	815.4
TOTAL	98,075	9,111.4



LOCATION

LEACROFT 98 benefits from a prominent elevated frontage (c.115m) along Leacroft Road and connects directly to Junction 11 of the M62 via Birchwood Way (A574).

Junction 10 of the M62 is less than four miles from the property and interconnects with Junction 21A of the M6.

Immediate surrounding occupiers include: Walkers, GXO, Quintessential Brands, Farmfoods and Yodel.

DEMOGRAPHICS

LEACROFT 98 has a substantial population within a short traveling distance and a growing catchment area.

LEACROFT 98 provides immediate access to reliable, skilled labour, supporting a wide range of occupiers from day one and into the future.



ACCESS TO A SKILLED WORKFORCE



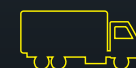
2,250+ Households within a 20 min walk
A strong labour pool within close proximity.



5.2% Growth in population
Forecasted growth within a 2km radius of the site over the next 10 years.



12,000+ Jobs in transport & storage
An established logistics workforce with sector-specific experience.



20,000+ Jobs in wholesale & distribution
Reinforces Warrington's credentials as a national distribution hub.

CONNECTIVITY

LEACROFT 98 is located approximately 4 miles from Junction 10 M62 where it intersects with Junction 21 M6, the UK's principal north-south motorway route linking to the National motorway network. Drive time is approximately 7 minutes.

The M62 is the direct west-east trans Pennine motorway, connecting Liverpool with the east coast via Manchester, Bradford, Leeds, Wakefield and finally Hull.



DRIVE TIMES

CITIES

Warrington	7 miles	15 minutes
Liverpool	22 miles	35 minutes
Manchester	14 miles	25 minutes
Birmingham	84 miles	91 minutes
London	197 miles	220 minutes

AIRPORTS

Liverpool JLA	21 miles	28 minutes
Manchester Airport	19 miles	25 minutes

PORTS

Liverpool	28 miles	38 minutes
Hull	107 miles	99 minutes
Immingham	121 miles	125 minutes

RAIL PORTS

Widnes WIRD/WIR	5 miles	21 minutes
Manchester IFT	13 miles	21 minutes
Liverpool2	28 miles	38 minutes

Source: AA Route Finder

1 HOUR DRIVE TIME
8.2 MILLION PEOPLE

2 HOURS DRIVE TIME
20.7 MILLION PEOPLE

3 HOURS DRIVE TIME
30.2 MILLION PEOPLE

TERMS

The property is available by way of a new lease on terms to be agreed.

EPC

Target of A+.

BREEAM

Target of "BREEAM Excellent".

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

FURTHER INFORMATION

For further information, please contact the joint agents:



Rob Tilley
07973 622 837
rob.tilley@knightfrank.com

Bradley Norton
07870 393 145
bradley.norton@knightfrank.com



Steve Capper
07825 862 770
Steve.Capper@cbre.com

Paul Cook
07793 119 221
Paul.J.Cook@cbre.com

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