

# INDUSTRIAL UNITS TO LET

## PRESTWOOD COURT

LEACROFT ROAD  
BIRCHWOOD  
WARRINGTON  
WA3 6SB

Units ranging in size from  
**520 – 1,150 SQ FT (48.3 – 106.8 SQ M)**

A combination of units can also be taken to provide up to  
2,200 sq ft (204.3 sq m)



**Contact:** Toby Holmes

Willan Investments Ltd, 2 Brooklands Road, Sale M33 3SS

T: 0161 973 1234 F: 0161 905 2085 E: [tobyh@willan.co.uk](mailto:tobyh@willan.co.uk)



**WILLAN**

- **Excellent transport links a few minutes from junction 11 of the M62**
- **3-phase electricity available – mains gas & water connected**
- **Internal height of up to 5.1 meters**
- **Up and over loading doors 3m x 3m**
- **Access to the estate accommodates large delivery vehicles**
- **Gated entrances.**
- **Catering facility located within the estate**
- **Floor loading capacity of 20KN per sq. m.**



## **VIEWING**

For further information and an appointment to view, please contact either Toby Holmes of Willan Investments Limited or Jane Marshall of Roberts Vain Wilshaw.



[tobyh@willan.co.uk](mailto:tobyh@willan.co.uk)



[jane.marshall@rvwcs.co.uk](mailto:jane.marshall@rvwcs.co.uk)

**Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.**