

# TO LET

1.5 acres  
(0.61 hectares)

Open Storage Land  
Close to M6 / M56 Motorway interchange

Plot B Appleton Industrial Park,  
Appleton, Warrington,  
WA4 4RG



Building to be demolished

A.I. Generated with AI



Malcolm Morgan



Joshua Morgan

# To Let

## Open Storage Land

Plot B Appleton Industrial Park  
Appleton, Warrington,  
WA4 4RG

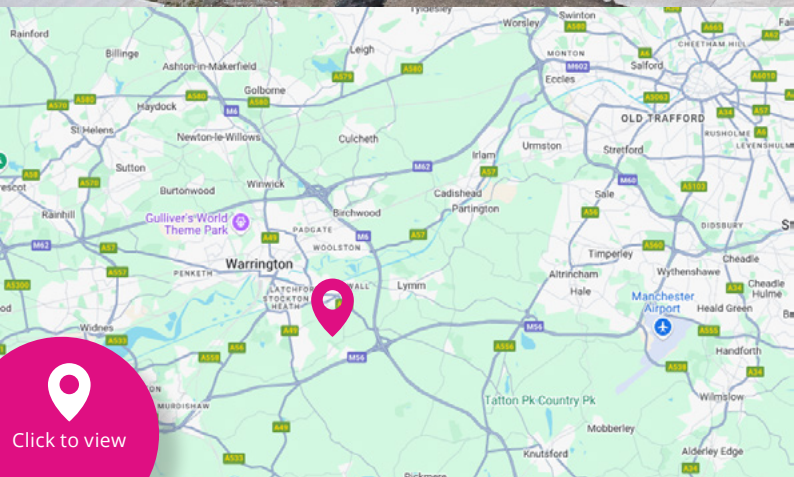
### Specification

- > 1.5 acres
- > Secured by palisade fencing
- > Part surfaced in concrete and part stoned
- > Available for external storage
- > Electricity, water and drainage are connected to the site.

### Terms

- > Lease: Available for a negotiable term
- > Rent: £95,000 per annum
- > Business Rates: To be re-assessed following the demolition of the warehouse.

The property has an election for VAT which will be charged at the relevant rate.



### Location

Appleton Industrial Park is an established distribution location. The Estate is 2 miles from Junction 20 the M6 at the intersection with the M56 and 2.5 miles from Junction 10 of the M56. Warrington Town Centre is 4 miles to the north west.

### Contact

Malcom Morgan **BSc MRICS**,  
07976 821572  
mmorgan@lambandswift.com

Joshua Morgan **BSc**,  
0782168 3019  
jmorgan@lambandswift.com



[lambandswift.com](http://lambandswift.com)

Important Notice Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.