

FOR SALE

Lamb & Swift
Commercial Property

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INDUSTRIAL

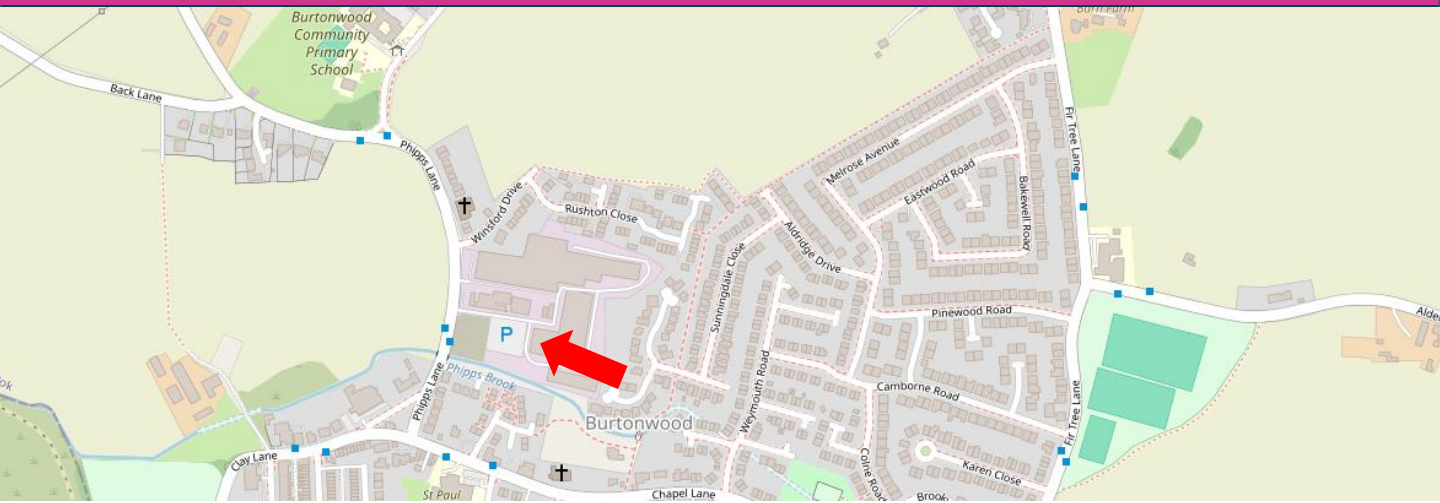
1,539.7 SQ M (16,567 SQ FT)



UNITS 9 & 15
BURTONWOOD INDUSTRIAL ESTATE
PHIPPS LANE
BURTONWOOD
WARRINGTON
WA5 4HX

£995,000

- Substantial industrial space arranged across adjoining and interconnected units
- Available as a whole, with potential to split and sell separately
- Established industrial estate location
- Potential for redevelopment (subject to planning)
- Prominently positioned within the estate close to site entrance
- Asking Price: £995,000



LOCATION

The properties are situated within the established Burtonwood Industrial Estate, accessed off Phipps Lane at the northern end of Burtonwood, close to the village centre, within the Borough of Warrington. The surrounding area beyond the estate is predominantly residential and rural.

Burtonwood is centrally placed within the North West's core industrial and logistics corridor, approximately 5 miles northwest of Warrington town centre, 5 miles southeast of St Helens, 17 miles east of Liverpool city centre and 20 miles west of Manchester city centre.

The estate benefits from excellent strategic connectivity, with Junction 8 of the M62 motorway located under 2 miles to the south, providing direct access across the Pennines and onward links to the M6 and M60. Liverpool John Lennon and Manchester Airports are both within a 20-mile radius, with the Port of Liverpool also readily accessible — reinforcing Burtonwood's credentials as a well-established distribution and industrial location.

DESCRIPTION

The subject properties comprise two adjoining industrial units, with Unit 9 formed by two adjoining and interconnected bays and Unit 15 being single bay, adjoining Unit 9 at its eastern elevation. The units have been owner occupied for many years as a food production and processing factory and are being sold due to the business no longer operating.

Unit 9 occupies a prominent position at the front of the estate, with its side elevation fronting the site entrance, communal car park and main access road. This unit forms the end of a terrace and comprises a predominantly open warehouse space with reception/office area, ancillary storage areas, and amenities. One of the two bays that form this unit is of more modern construction, as it is a later addition to the original building. The unit benefits from loading access via roller shutter doors to both the north and south elevations of the property. To the south elevation there is a small external storage area.

Unit 15 adjoins Unit 9 and is currently interconnected via a pedestrian door only and comprises a mid-terrace warehouse unit with a single storey extension to the front elevation. The unit provides open storage interrupted by steel support columns, with a kitchen/canteen area and WCs within the single storey elevation to the front. There is an internal working height of 5.3m to the roof supports and loading access is via a roller shutter to the front elevation.

There is potential to split the units to sell individually, and both units will be sold with full vacant possession.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

DESCRIPTION	SQ M	SQ FT
Unit 9	866.1	9,318
Unit 15	673.6	7,249
TOTAL	1,539.7	16,567

SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.





TENURE

Unit 9 is held by way of a 999 Long Leasehold title (CH187922), which commenced on the 29/1/1981.

Unit 15 is held by way of a 999 year Long Leasehold title (CH256472) which commenced on the 28/2/1986.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

SALE PRICE

£995,000

BUSINESS RATES

Due to previous occupation, the properties are currently listed for business rates purposes alongside another unit and will need a separate assessment upon completion of sale. The current Rateable Value (which includes an additional unit) is £51,000

From 1st April 2026, the standard multiplier for all non-Retail, Hospitality and Leisure properties with a Rateable Value above £51,000 is 48.0 pence in the £.

From 1st April 2026, the standard multiplier for all non-Retail, Hospitality and Leisure properties with a Rateable Value below £51,000 is 43.2 pence in the £ for qualifying small businesses.

EPC

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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