

**MORGAN  
WILLIAMS**

# FOR SALE

**Unit 20**

**Sankey Valley Industrial Estate**

**Anglezarke Road**

**WA12 8DJ**

**Industrial/Warehouse Complex with  
Offices and Yard**

**3,878 m<sup>2</sup> (41,728 ft<sup>2</sup>)**

- Rare Freehold Opportunity
- Modern Office Space
- Prominently Positioned

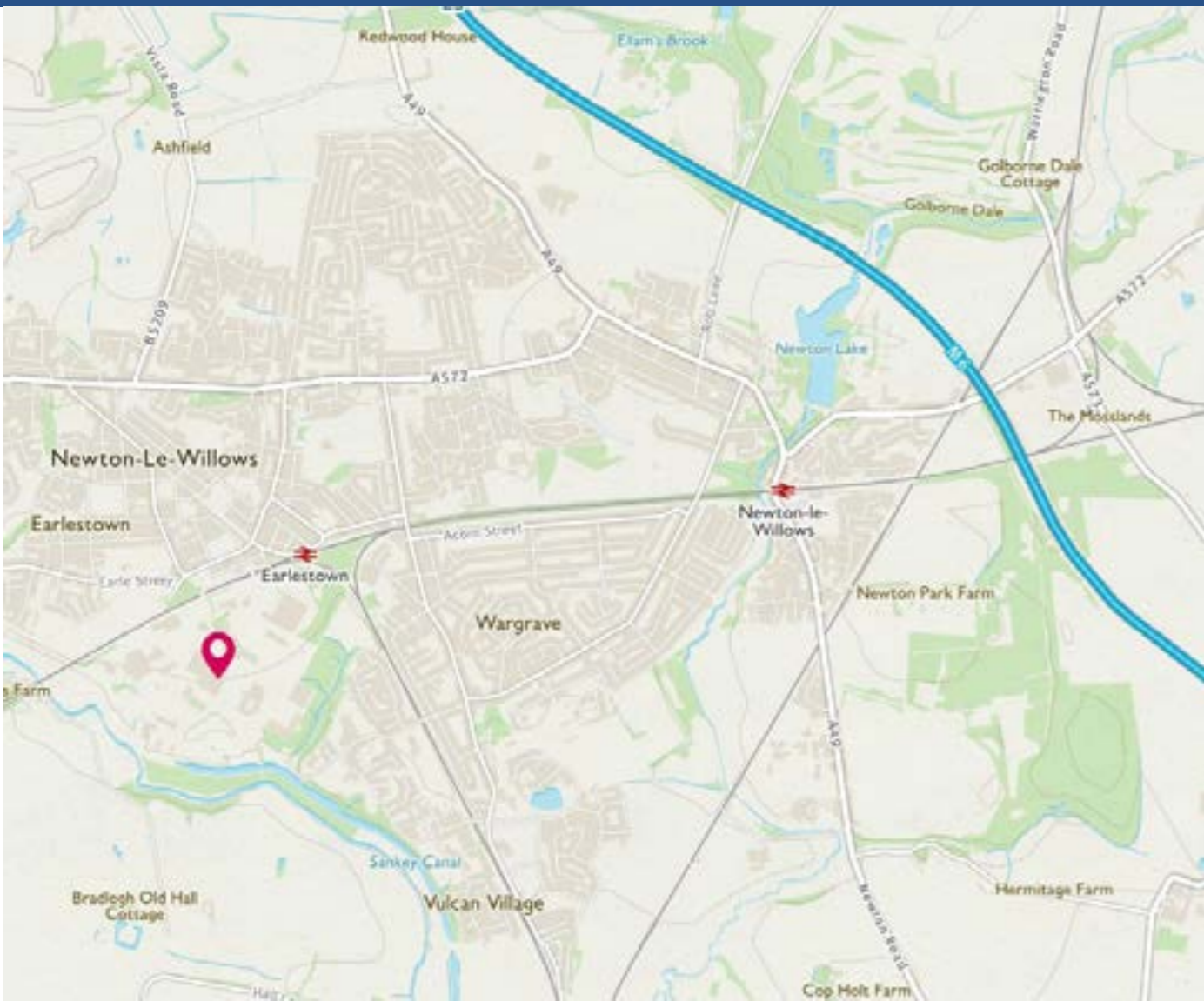




The property is prominently positioned on the established Sankey Valley Industrial Estate. Located close to the junction of Sankey Street and Junction Lane, the property fronts the only access to the estate via Sankey Street.

The property benefits from good transport links, with Junction 23 of the M6 accessible within 3 miles to the north and Junction 9 of the M62 located 4 miles to the south. The A580 also runs 2.2 miles to the north which provides access to Liverpool in the west and Manchester in the east.

Earlestown Train Station is less than 0.5 miles away and Newton-le-Willows Station 1.5 miles to the east.



## LOCATION



## DESCRIPTION

The premises comprise of warehousing/ industrial space with two-storey offices and a secure yard to the front for loading and parking.

There are three sections of warehouse which are interconnected and are of steel portal frame construction.

The office space has been divided into individual offices, meeting rooms, a kitchen and toilets to the ground floor, whilst the first floor is open plan.

The secure yard to the front is concrete with drainage and provides 37 car parking spaces and room for loading and unloading.

The eaves heights are 5.7 m to 5.9 m.



# ACCOMMODATION

## Services

There is a 240 kVA 3-phase electricity supply, a commercial gas supply, water and mains drainage.

## Asking Price

Offers over £1,600,000 will be considered.

## VAT

VAT will be paid at the prevailing rate.

## Tenure

Freehold.

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

TBC.

## Viewing

For further information or to arrange a viewing please contact Morgan Williams on 01925 414909

Joshua Morgan: [JSMorgan@morganwilliams.com](mailto:JSMorgan@morganwilliams.com)

Malcolm Morgan: [MMorgan@morganwilliams.com](mailto:MMorgan@morganwilliams.com)

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Warehouse Space	3,233.8 m <sup>2</sup>	34,796 ft <sup>2</sup>
Office Space	644.3 m <sup>2</sup>	6,932 ft <sup>2</sup>
<b>Total</b>	<b>3,878 m<sup>2</sup></b>	<b>41,728 ft<sup>2</sup></b>
<b>Site Area</b>	<b>0.656 hec</b>	<b>1.62 Acres</b>