

To Let

**Unit 3 Eagle Park, Hawleys Lane, Warrington,
Cheshire, WA2 8JA**

16,521 sq ft (1,534.85 sq m) GIA



Location

Eagle Park is located on Hawleys Lane just off Winwick Road (A49) which provides dual carriageway access to Junction 9 of the M62 motorway. Eagle Park is strategically located within 1 mile of Junction 9 of the M62 and 3 miles from the M6/M62 intersection. Warrington Town Centre lies approximately 1.5 miles to the south.

Specification

The property comprises a modern detached warehouse / industrial unit of steel portal frame construction. The warehouse element provides quality accommodation with loading access via two separate electronically activated loading doors leading to the fully fenced service yard area. Heating is provided by way of gas radiant heaters with high bay sodium lights throughout. The offices are arranged over two floors and provide good quality accommodation including air conditioning, WC facilities and a small kitchen area.

The unit benefits from the following specification:

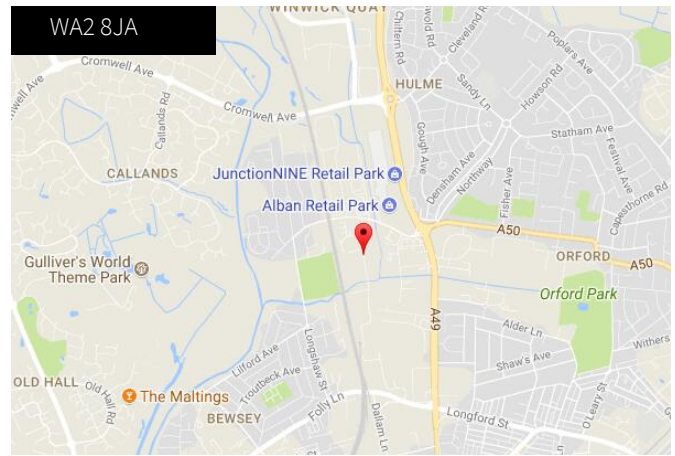
- Eaves height of 8m
- Two level access electrically operated loading doors
- Heating and lighting throughout
- Fully fitted two storey offices
- Air conditioned comfort cooling to office areas
- Large secure, fully enclosed

EPC

This property has been graded as 72 C.

Rent

£6.50 per sq ft



Contacts

Richard Johnson

+44 (0)161 238 7416

richard.johnson@eu.jll.com

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