

UNIT 09



Hawleys Lane, Warrington WA2 8JA

TO LET

**FULLY REFURBISHED MODERN, SELF-CONTAINED INDUSTRIAL /
WAREHOUSE UNIT WITH FENCED AND GATED YARD**

14,049 Sq Ft (1,306 Sq M)





LOCATION

Eagle Park is located on Hawleys Lane just off Winwick Road (A49) which provides dual carriageway access to J9 of the M62 motorway. Eagle Park is strategically located lying within 1 mile of J9 of the M62 and 3 miles from the M6/M62 intersection. Warrington Town Centre lies approximately 1.5 miles to the south.

SPECIFICATION

- Fully refurbished
- Eaves height of 7m
- Two level access loading doors
- Warehouse lighting
- Fully fitted 2 storey offices
- Separate works office
- Fully enclosed car parking and yard
- Heating to offices and warehouse
- Palisade security fence

DESCRIPTION

Eagle Park is a major industrial development comprising 14 acres in total, which followed on from the completion of a major rail lined distribution facility for Royal Mail to the rear of the site. A number of major occupiers are located nearby including Eddie Stobart Ltd, Royal Mail, AAH Pharmaceuticals and Pure Gym.

TERMS

Unit 9 is available to let for a term of years to be agreed.

ACCOMMODATION

Measurements shown are approximate Gross External Areas

	Sq Ft	Sq M
Ground Floor Warehouse	10,655	990
Ground Floor Office, Wc's & Works Office	1,836	171
First Floor Office	1,558	145
Total	14,049	1,306

EPC

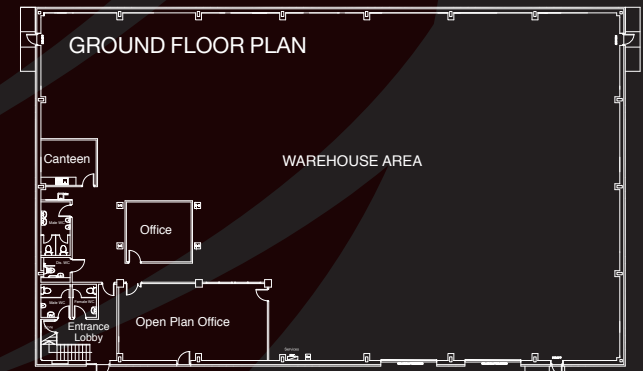
A full EPC report has been prepared and is available upon request.

LEGAL COSTS

Each party shall be responsible for any costs incurred in the transaction.

VAT

Vat is payable at the prevailing rate.



VIEWINGS

For further information or to arrange a viewing please contact the joint letting agents.

Rick Davies
rick@daviesharrison.com

Richard Johnson
richard.johnson@eu.jll.com

Harry Fullerton
harry@daviesharrison.com

Rob Kos
robert.kos@eu.jll.com



Misrepresentation Act 1967.
These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2018. RB&Co 0161 833 0555. www.richardbarber.co.uk