



WINWICK QUAY BUSINESS PARK

CALVER ROAD, WINWICK ROAD A49,
WARRINGTON WA2 8RF



TO LET UP TO 5,535 SQFT

**PROMINENT LOCATION FRONTING A49 AND 2 MINUTES
FROM J9 OF THE M62 AND M6 INTERSECTION**

LOCATION

- Strategic central location between Manchester and Liverpool
- 3 miles north of Warrington town centre and less than 0.5 miles from J9 of the M62 motorway
- Prominent location with good visibility from the main A49 dual carriageway
- Local Occupiers include Ikea, Marks & Spencers and Travis Perkins



CURRENT AVAILABILITY

12 COLVILLE COURT
5,535 SQ FT

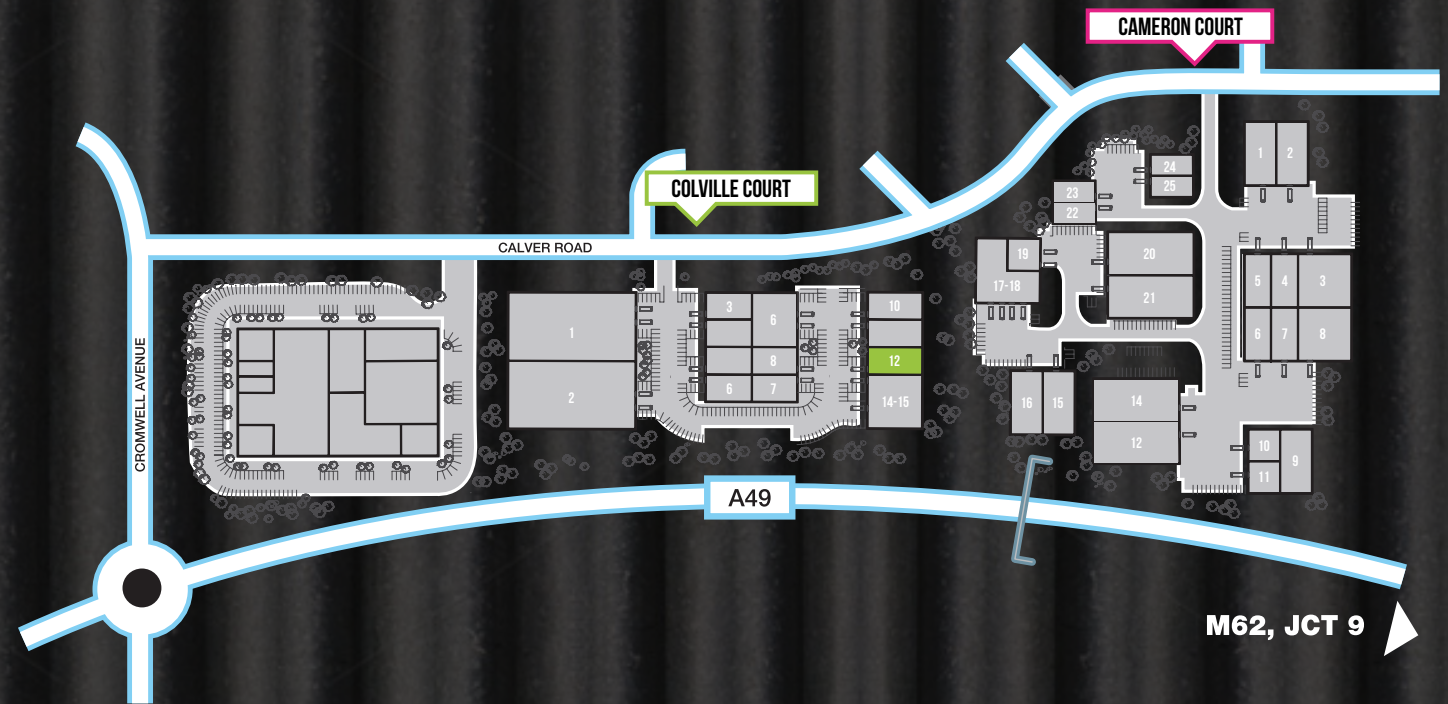


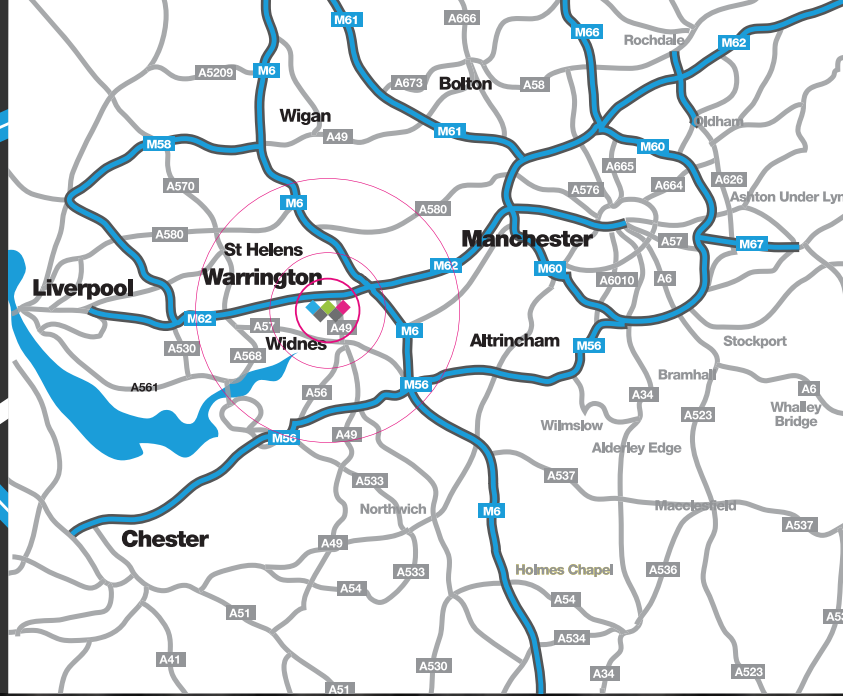
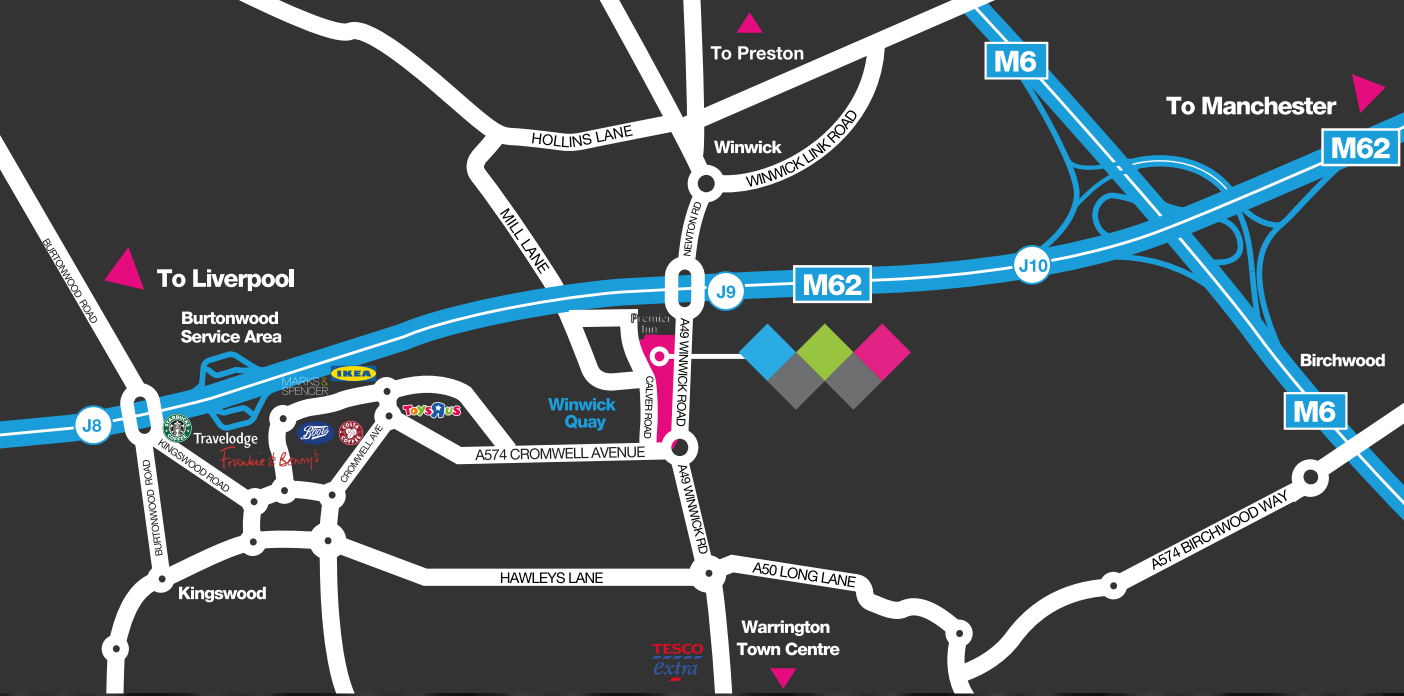
ESTATE SPECIFICATION

- A mix of terraced and semi-detached units
- Low site density with ample parking and yard areas
- Fully fenced courts with gated access

UNIT SPECIFICATION

- Refurbished industrial/warehouse units
- Insulated steel profile clad roof and elevations
- High bay lighting
- 3 phase electricity
- Integral office accommodation and amenities
- Eaves height range from 5.5 – 6.5 metres
- Electronic up and over roller shutter door





TERMS

Units available by way of new leases for a term of years to be agreed.

SERVICE CHARGE

A service charge will be payable in relation to the upkeep, maintenance and security of the estate.

RENT

Upon application.

VIEWING

Please contact our joint agents to arrange a viewing.



Rob Taylor
rob.taylor@knightfrank.com



Richard Johnson
richard.johnson@eu.jll.com

Robert Kos
robert.kos@eu.jll.com



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