

unit

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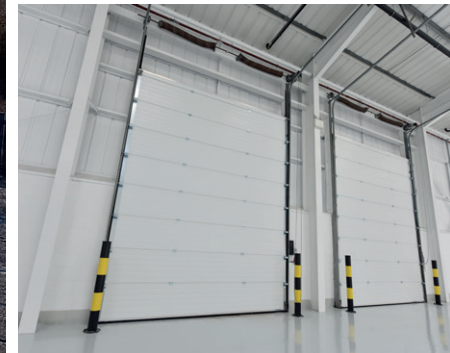


hawleys lane, warrington WA2 8JA

to let

modern, self-contained industrial / warehouse unit
with fenced and gated yard

16,521 sq ft (1,534.82 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.

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.



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|---|---------------------------------|-----|------------------------------------|
| 1 | Nightline Logistics | 9 | Andrew Page |
| 2 | Relay Technical Transport | 10 | Furniture Village |
| 4 | West Midlands Ambulance Service | 11A | Big International |
| 5 | Primeline Logistics | 11B | Big International |
| 6 | Retail Associates | 11C | Alan Howard Hair & Beauty Supplies |
| 7 | Golden Gates Housing | 12 | Penlaw Drywall Centre |
| 8 | AUF Ltd | | |

Specification

- 7.35m eaves / 6.5m minimum clear headroom
- Two level access loading doors
- Warehouse lighting
- Fully fitted 2 storey offices
- Separate works office
- Fully enclosed car parking and yard area

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16,521 sq ft (1,534.82 sq m)



Terms

Unit 3 is available to let for a term of years to be agreed.

EPC

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

Accommodation

Measurements shown are approximate Gross External Areas

	Sq Ft	Sq M
Ground Floor Warehouse / Office	15,417	1,432.28
First Floor Offices / Kitchen	1,104	102.54
Total	16,521	1,534.82
Site Area	0.763 acres	0.309 ha

VAT

Vat is payable at the prevailing rate.

Legal Costs

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

Viewings

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

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