

TO LET

29,993 sq ft (2,786.56 sq m)
on a site area of 1.88 acres (0.76 ha)

- Self-contained site
- Located less than 1 mile from Junction 9 M62 Motorway
- Eaves ranging from 4m to 6.29m
- To be fully refurbished

Enter



Logistics / Manufacturing Facility

1A Hawleys Lane
Warrington
WA3 8JP

 **CUSHMAN &
WAKEFIELD**

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1A Hawleys Lane Warrington, WA2 8JP

HOME

LOCATION

DESCRIPTION /
ACCOMMODATION

FURTHER
INFORMATION

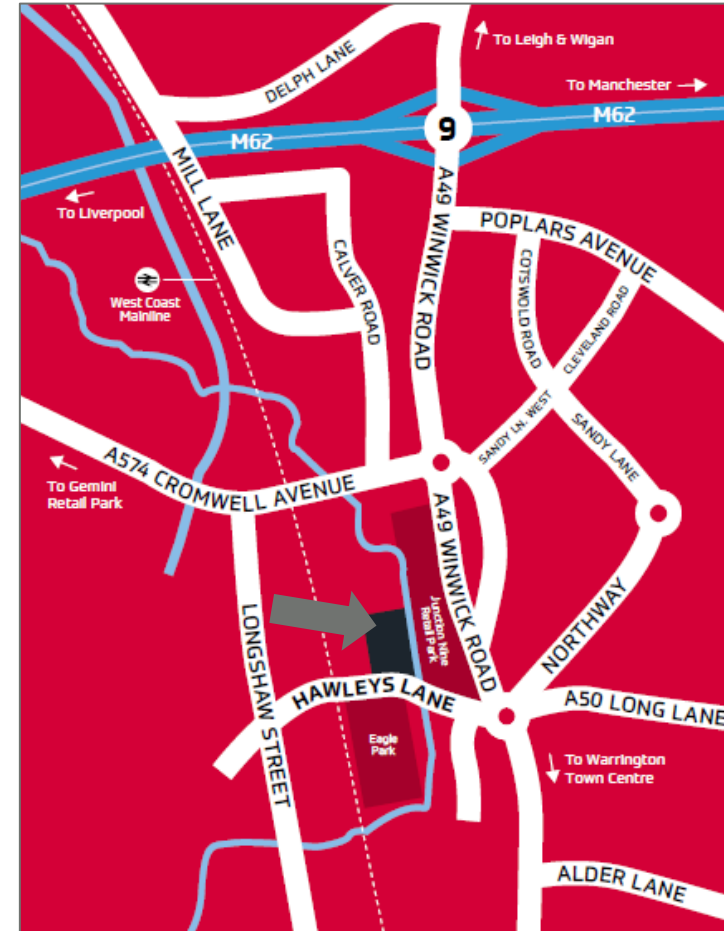
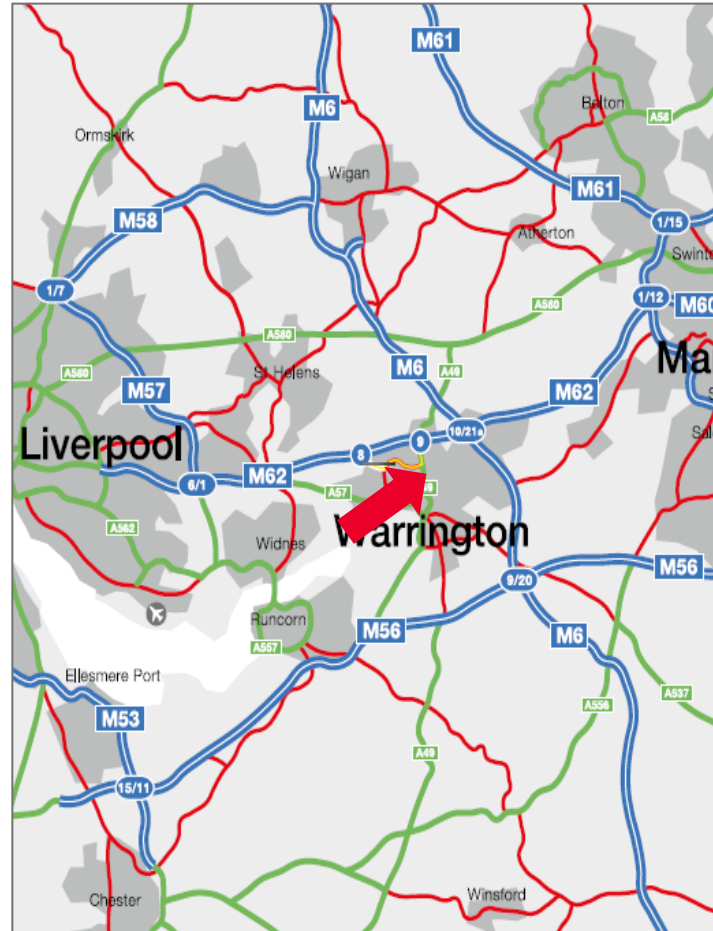
Location

The property is situated on Hawleys Lane just off Winwick Road (A49) which provides dual carriageway access to Junction 9 of the M62 Motorway.

Hawleys Lane is strategically located lying 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.

Travel Distances

| | |
|------------------------|-----------|
| M62 Junction 9 | 1 mile |
| M6 Junction 21A | 3 miles |
| Warrington Town Centre | 1.5 miles |
| Liverpool | 18 miles |
| Manchester | 18 miles |



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Description

The property comprises a detached industrial unit on a self-contained site having been extended some 10 years ago. The industrial and office accommodation incorporates the following:

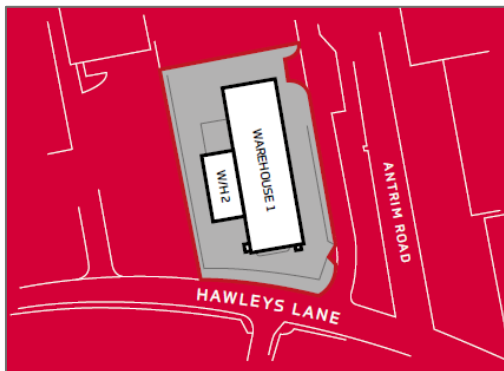
- Steel portal frame construction with brick elevations and profile sheet metal cladding
- Ground and first floor office space
- Eaves to the underside of the haunch ranging from 4m to 6.29m
- One electrically operated level access door
- Secure self-contained yard with electronic gates access

The property is currently undergoing a scheme of refurbishment.

Accommodation

The property has the following Gross Internal Area:

| | Sq ft | Sq m |
|--------------------------------------|---------------|-----------------|
| High Bay Warehouse | 5,130 | 476.59 |
| Low Bay Warehouse | 17,275 | 1,604.95 |
| Total Warehouse Accommodation | 4,131 | 383.77 |
| Ground Floor Office | 3,510.5 | 326.15 |
| First Floor Office | 3,510.5 | 326.15 |
| Total Office Accommodation | 7,021 | 652.3 |
| Mezzanine | 567 | 52.72 |
| Total Accommodation | 29,993 | 2,786.56 |
| Site Area | 1.88 acres | 0.76 ha |



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Services

We understand all mains services are available to the property including three phase electricity, gas, mains water and drainage.

Energy Performance Certificate

An Energy Performance Certificate is available on request.

Rateable Value

The property is listed in the current Rating List as "Warehouse and Premises" with a current Rateable Vale of £61,500.

We advise interested parties to make their own enquiries of the Local Rating Department.

Planning

The property is situated in an established industrial estate and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the Local Planning Authority.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rental

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT THE JOINT AGENTS

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