

TO LET

SELF CONTAINED
LOGISTICS / MANUFACTURING
FACILITY

29,993 sq ft

(2,786.56 sq m)

ON 2 ACRES

1A

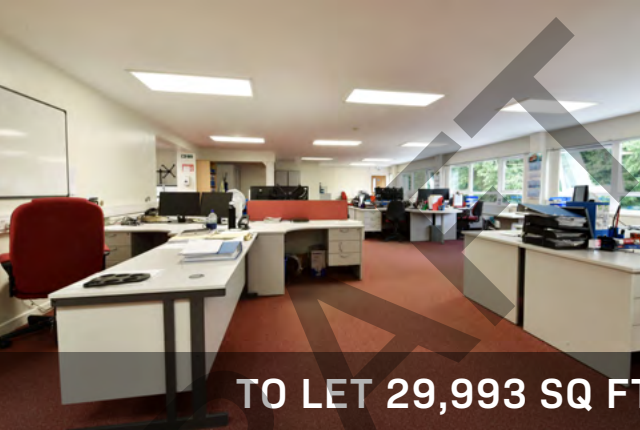
**HAWLEYS LANE
WARRINGTON
WA2 8JP**

**LOW SITE COVER WITH LARGE YARD AREA
CLOSE PROXIMITY TO M62 (JUNCTION 9)**



0161 236 9595





1A HAWLEYS LANE
WARRINGTON
WA2 8JP

TO LET 29,993 SQ FT (2,786.56 SQ M) SELF CONTAINED LOGISTICS / MANUFACTURING FACILITY



DESCRIPTION

The property comprises a detached industrial unit on a 2 acre self-contained site, having been extended some 10 years ago. The industrial and office accommodation will be completely refurbished and the specification includes:

- 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 6.29 metres to 4 metres.
- Low site cover with large yard area
- Electrically operated level access doors
- Secure self-contained yard with electronically gated access



Refurbished ground
& first floor offices



Eaves height
4m to 6.29m



Electrically operated
level access doors



Secure self
contained yard

1A

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TENURE

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

RENTAL

The quoting rent is available by way of request to the joint agents.

RATEABLE VALUE

Interested parties are to make their own enquiries of Warrington MBC in this regard.

ACCOMMODATION

The property has the following approximate gross internal areas:

	Sq m	Sq ft
Warehouse 1	1,604.95	17,275
Warehouse 2	476.59	5,130
GF offices	326.15	3,510.5
FF offices	326.15	3,510.5
TOTAL	2,786.56	29,993
Mezzanine	52.72	567

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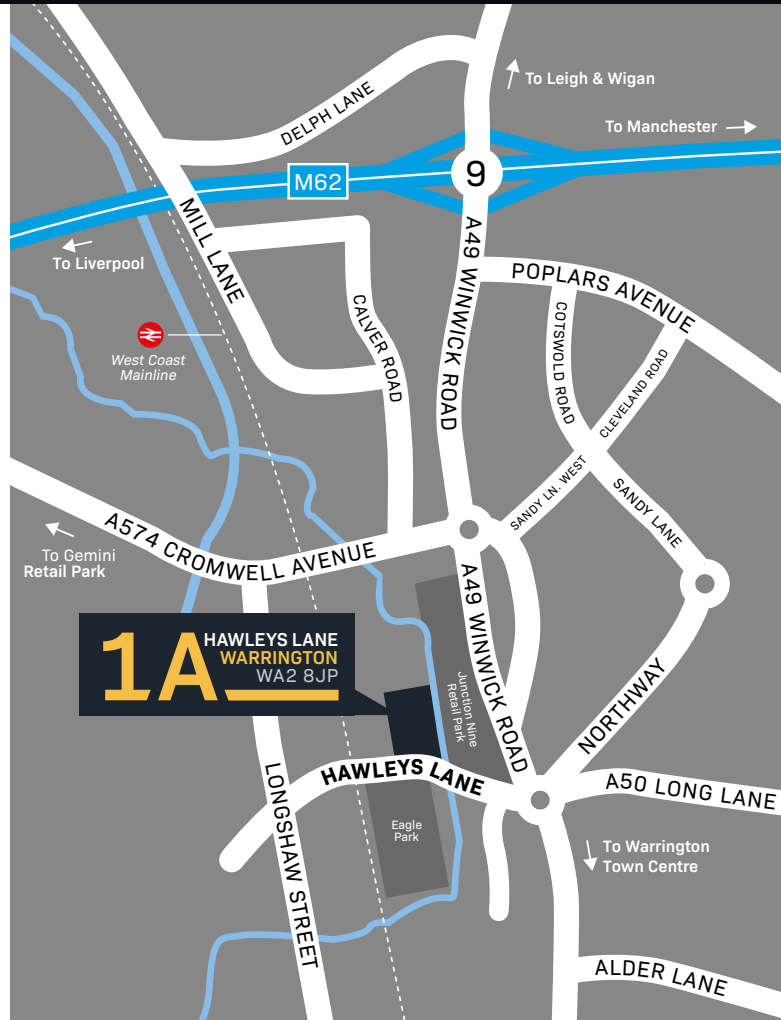




1A HAWLEYS LANE WARRINGTON WA2 8JP

LOCATION

The property is ideally situated on Hawleys Lane. Winwick Road (A49) provides dual carriageway access to Junction 9 of the M62 less than one mile away and only 3 miles to the M6/ M62 intersection. Warrington town centre lies approximately 1.5 miles south.



ALL ENQUIRIES

For viewings and all enquiries please contact the joint agents.

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