



Unit
3

TO LET

Modern, Self-contained
Industrial / Warehouse Unit
with Fenced and Gated Yard

TO BE FULLY REFURBISHED

- Targeting an EPC rating of A
- Roof-mounted photovoltaic panels
- Electric vehicle charging points

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

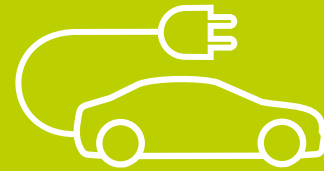


Specification

- 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



Roof-mounted
Photovoltaic Panels



Electric Vehicle
Charging Points

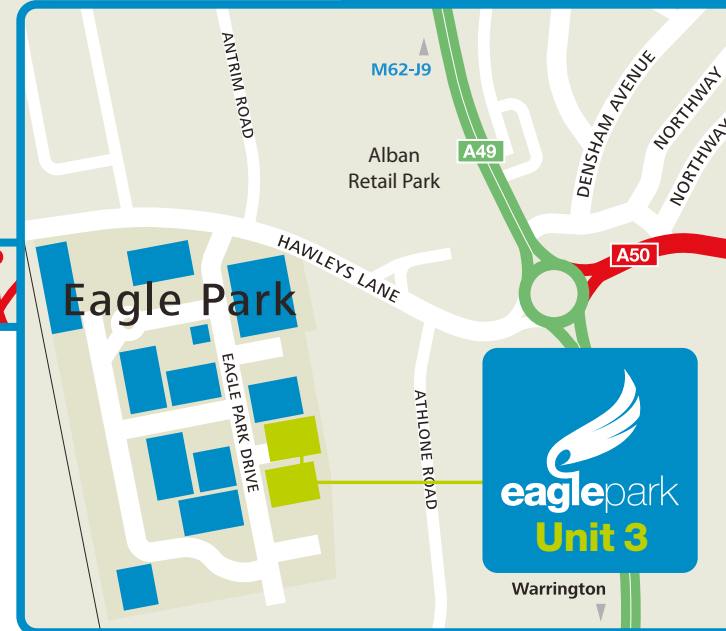
Accommodation

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

Measurements shown are approximate Gross External Areas



eaglepark is located on Hawleys Lane just off Winwick Road (A49) which provides dual carriageway access to J9 of the M62 motorway.



eaglepark 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

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

eaglepark 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.



Terms

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

EPC

Targeting an EPC rating of A

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 view please contact the joint letting agents:

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