

**Mileway**

# Eagle Park Warrington

Available to Let  
Warehouse  
13,900 sq ft (1,291 sq m)



1.5 mi from Warrington Town Centre



7.35 m eaves height



Two level access loading doors



Two storey office space



Warehouse lighting



Substantial enclosed yard area

# Warrington, Eagle Park

Eagle Park, Hawleys Lane Warrington WA2 8JA



## 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. Unit 10 benefits from 7.35 m eaves, two level access loading doors, two storey office space, warehouse lighting and an enclosed yard area. A number of major occupiers are located nearby including Eddie Stobart Ltd, Royal Mail, AAH Pharmaceuticals and Pure Gym.

## 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.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 10	Warehouse	13,900	1,291.4	Immediately
<b>Total</b>		<b>13,900</b>	<b>1,291.4</b>	

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