

**TO LET**

**1,011 – 1,491 SQ FT (93.92 – 138.51 SQ M)**

- Available for immediate occupation
- Excellent communication links
- Flexible working terms available
- 3.6 miles from J23 M6 Motorway



A572 NEWTON ROAD

ENTERPRISE WAY

**LOWTON BUSINESS PARK, NEWTON ROAD, LOWTON, WARRINGTON, WA3 2AP**  
**INDUSTRIAL UNITS**



## LOCATION

Lowton Business Park is a modern, well established, business park located on the A752 Newton Road. The site is well located, being situated in between Manchester, Liverpool and East Lancashire.

Newton Road is located approximately 3.6 miles off Junction 23 of the M6 Motorway, 7 miles from Warrington town Centre, 17 miles west of Manchester City Centre and 6 miles from Haydock.

## DESCRIPTION

The industrial units are situated at the rear side of the main reception and office building.

Available on flexible terms, the units within the business park range in size from 250 sq ft up to 2,000 sq ft.

Units benefit from:

- Steel portal frame construction
- Solid concrete floors, fully clad elevations
- High bay energy efficient lighting
- Full height loading doors
- Unit 4 has its own kitchen and WC
- Unit 9 has access to kitchen and WC facilities
- Secure shared concrete yard
- Electric gate access to site
- Secure fencing around the perimeter
- Additional container storage available onsite, via separate agreement

## AVAILABILITY / PRICING

The current available industrial units within Lowton Business Park are as follows:

	Sq ft	Sq m	Rent / Price PA
Unit 4	1,011	93.92	£12,466
Unit 9	1,491	138.51	£18,385

## VAT

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



## TERMS

The units are available by way of a full repairing and insuring leases for terms to be agreed. Units can be taken individually or by combination. Flexible agreements are available.

## EPC

Copies of Energy Performance Certificates are available upon request.

## SERVICES

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

## RATEABLE VALUE

We advise interested parties to make their own enquiries of the local Rating Authority.

## PLANNING

The property is located within an established business park, and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use is acceptable.

## LEGAL COSTS

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

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

## FURTHER INFORMATION / VIEWINGS

For further information, or to arrange a viewing, please contact:



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