

# Eagle Park – Unit 4A Warrington

Available to Let  
Warehouse  
8,269 sq ft (768 sq m)



7 m minimum eaves



Electronic loading doors



LED lighting



Two storey offices



Enclosed yard with parking



15 mi from Warrington Town Centre



# Eagle Park - Unit 4A

Eagle Park Drive Warrington WA2 8JA



## Description

Eagle Park is a well-established 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 4A is a modern terraced industrial unit benefitting from 7 m minimum eaves, electronically operated drive-in loading doors, LED lighting, 2 storey offices and an office block with welfare amenities. Externally, there is a large fully enclosed yard and parking area.

## Location

The property is located within Eagle Park, a modern multi-let industrial development of 14 units located off Hawleys Lane in Warrington. Eagle Park is strategically located just off Winwick Road (A49) which provides direct access to Junction 9 of the M62 approximately 1 mile to the north, whilst Warrington Town Centre lies approximately 1.5 miles to the south.

A number of major occupiers are located nearby including Eddie Stobart Ltd, Royal Mail, AAH Pharmaceuticals and Pure Gym.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

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

## Viewing / Further Information

Please contact:

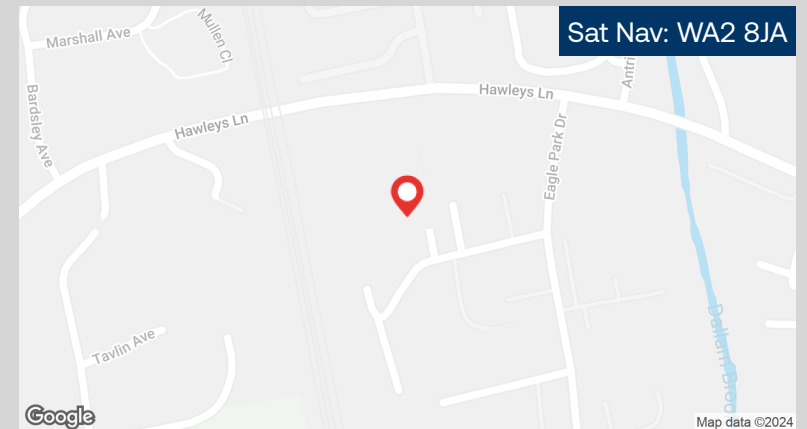
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 4a	Warehouse	8,269	768	Immediately
<b>Total</b>		<b>8,269</b>	<b>768</b>	

**Mileway**