

To Let **Newly Refurbished Units**
from **3,500 to 25,000 sq ft**



Winwick Quay

Business Park Warrington

WA2 8RN

Located at
M62
Junction 9

Winwick Quay Business Park
is the key to unlock the
potential of your business.



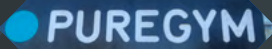
Chetham Court

Colville Court

Cameron Court

Description

- ◆ One of the North West's largest multi-let estates offering industrial and trade counter accommodation as well as flexible retail and leisure space to a variety of occupiers
- ◆ Prominent location fronting A49 and 2 minutes from J9 of the M62 and M6 intersection
- ◆ Strategic central location between Manchester and Liverpool
- ◆ Flexible lease terms and range of unit sizes to accommodate a range of different occupiers and adapt to changing business requirements



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The Site

Winwick Quay Business Park is divided into the following three courts:

Chetham Court

Colville Court

Cameron Court

Calver Road

A574 - Cromwell Avenue

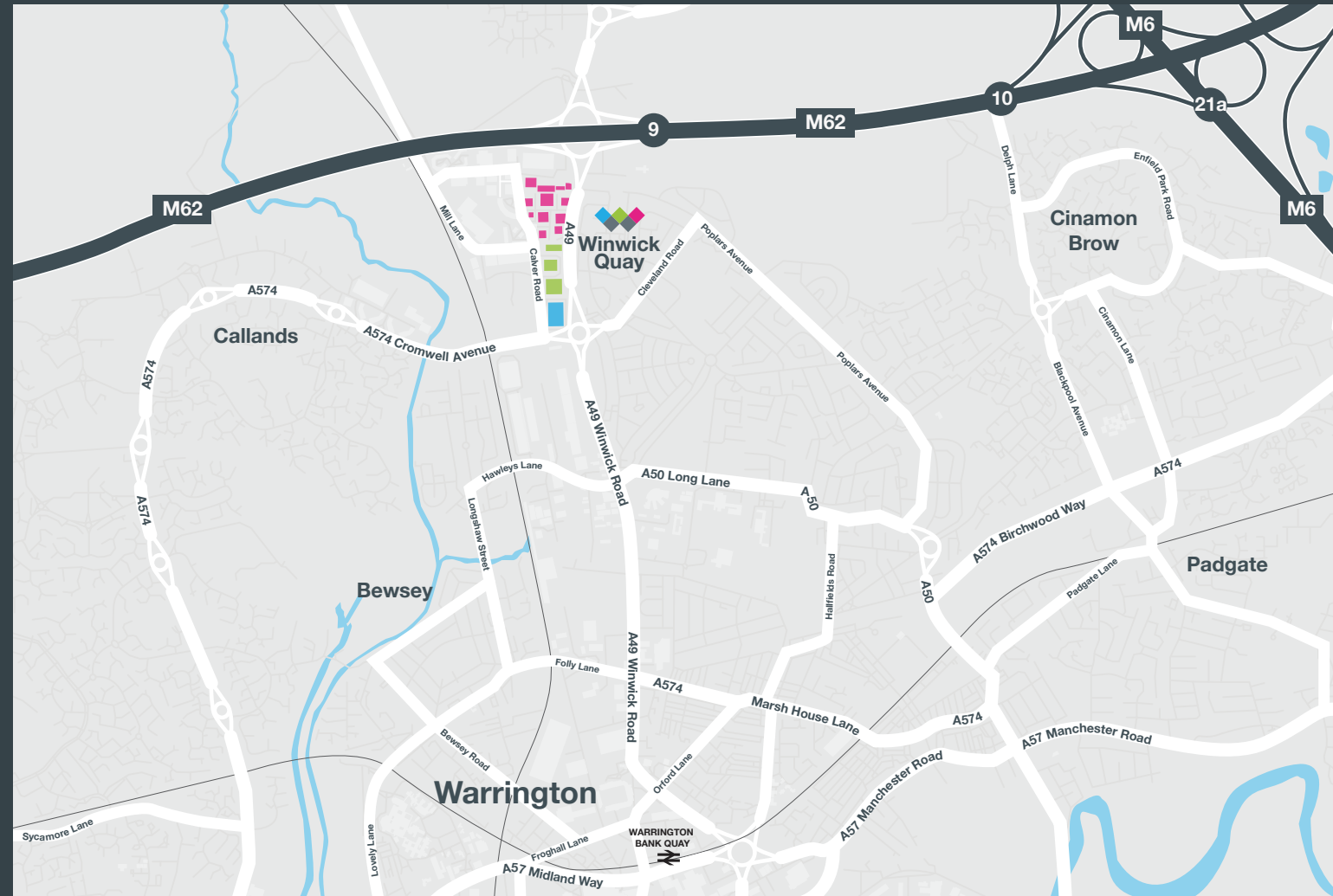
A49 - Winwick Road

A49 - Winwick Road



Location

- ◆ Strategic central location between Manchester and Liverpool
- ◆ 3 miles north of Warrington town centre and less than 0.5 miles from J9 of the M62 motorway
- ◆ Prominent location with good visibility from the main A49 dual carriageway
- ◆ Local Occupiers include Ikea, Marks & Spencers, Next Home, Boots and Travis Perkins
- ◆ Located on the A49 Winwick Road, which provides the primary commercial retail and leisure offering in Warrington, including Fordton Retail Park, Gemini Retail Park and Junction Nine Retail Park



Chetham Court



Availability

Unit 3	7,664 sq ft	(711.98 sq m)
Unit 6	3,400 sq ft	(315.86 sq m)
Unit 7	7,800 sq ft	(724.62 sq m)
Unit 6 & 7	11,200 sq ft	(1,040.48 sq m)

Colville Court



Unit under refurbishment - Image for illustrative purposes only

Availability

Unit 15	5,758 sq ft	(534.91 sq m)
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Cameron Court



Unit under refurbishment - Image for illustrative purposes only

Availability

Unit 23	3,362 sq ft	(312.33 sq m)
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Specification



Insulated steel profiled cladding to roof and elevations



Concrete floors



High bay lighting



3 phase electricity



10% office content (with associated WCs and kitchen facilities)



5.75m eaves



Electric up and over/roller shutter loading doors



Low site density, with ample parking/yard areas



Full CCTV security



Fully fenced courts with gated access on Cameron and Colville Courts

Further Information

Terms

Units available by way of new leases for a term of years to be agreed.

Service Charge

A service charge will be payable in relation to the upkeep, maintenance and security of the estate.

Rent

Upon application.



Winwick Quay

Business Park Warrington

WA2 8RN

Viewing

Please contact our joint agents to arrange a viewing.

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