

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

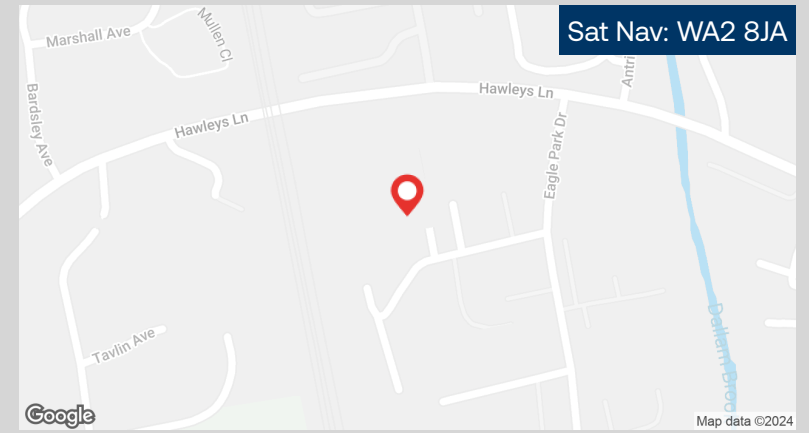


15 mi from Warrington Town Centre



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.

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

Please contact:

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Accommodation:

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

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