

# Howley 80

HOWLEY LANE | WARRINGTON | WA1 2EB



**79,278 sq ft**  
(7,365 sq m)



**TO LET** MODERN SELF-CONTAINED INDUSTRIAL / WAREHOUSE FACILITY WITH A LARGE YARD

# Howley80

## LOCATION

The Howley Lane area is located towards the east of Warrington Town Centre and is bounded by Howley Lane to the South and West, Farrell Street to the North. Junction 9 of the M62 is situated 2.8 miles to the north via the A49.



## Driving Distances & Times

LOCATION	DISTANCE (TIME)
Liverpool	20.4 miles (42 mins)
Manchester	19.4 miles (39 mins)
Liverpool John Lennon Airport	15.9 miles (27 mins)
Manchester International Airport	15.4 miles (23 mins)
Warrington Central Rail Station	1.6 miles (8 mins)



Warrington Bank Quay Station  
**1.2 miles (5 mins)**



M6 Junction 21  
M62 Junction 9  
**3.6 miles (9 mins)**



Port of Liverpool Seaforth  
**21.3 miles (45 mins)**



Manchester International Airport  
**15.4 miles (23 mins)**



LOCATION

Description

Specification

Gallery

Aerial

Further Information

# Howley80

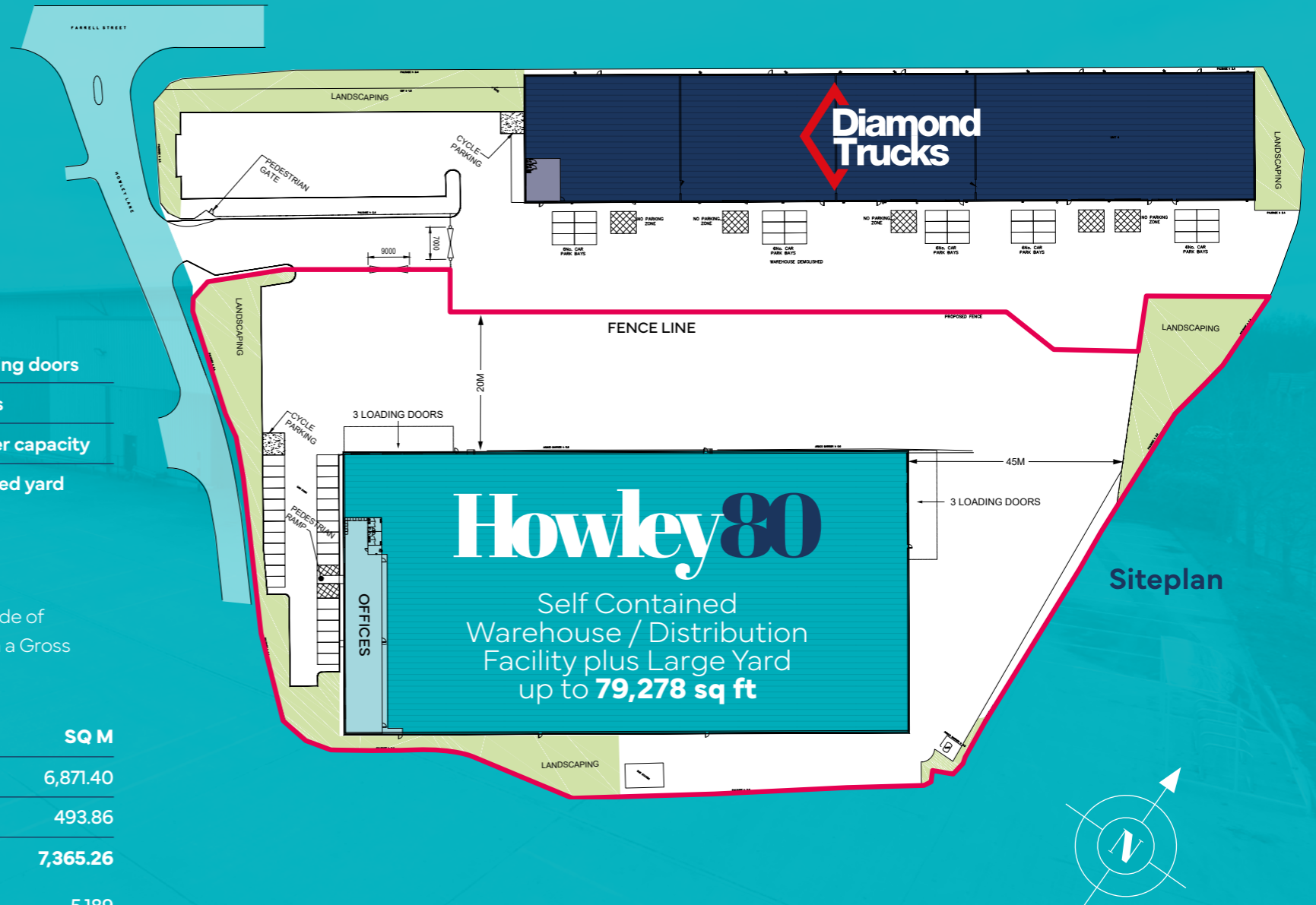
## DESCRIPTION

- Constructed in 2000
- Profile metal clad elevations
- Steel portal frame construction
- 10.24m eaves height
- 6 Level access loading doors
- Ground floor offices
- Up to 499 kva power capacity
- Secure self-contained yard

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Floor Areas calculated on a Gross Internal basis.

AREA	SQ FT	SQ M
Warehouse	73,963	6,871.40
Offices	5,315	493.86
<b>TOTAL</b>	<b>79,278</b>	<b>7,365.26</b>
Temporary External Building (Tenant Improvement)	482.06	5,189
Stores under canopy (Tenant Improvement)	41.04	442



Location

**DESCRIPTION**

Specification

Gallery

Aerial

Further Information

# 79,278 sq ft

(7,365 sq m)



6 LEVEL ACCESS  
LOADING DOORS



10.24 METRES  
EAVES HEIGHT



STEEL PORTAL  
FRAME  
CONSTRUCTION



GROUND FLOOR  
OFFICES



UP TO 499 KVA  
POWER  
CAPACITY



SECURE SELF  
CONTAINED  
YARD



Location

Description

**SPECIFICATION**

Gallery

Aerial

Further Information



Photographs were taken prior to the current tenant's occupation.

DRAFT



GOLDEN SQUARE SHOPPING CENTRE

KAMMAC

WARRINGTON CENTRAL

COCKHEDGE SHOPPING CENTRE

HALLIWELL JONES STADIUM

TESCO

M62

M56

RIVERSIDE RETAIL PARK

A49 MERSEY STREET

Sainsbury's

HOWLEY LANE

A57 MANCHESTER ROAD

M6

Howley80

FARRELL STREET

RIVER MERSEY

Howley80



Location

Description

Specification

Gallery

AERIAL

Further Information

DRAFT

# Howley 80



## Terms

The unit is available by way of a sub-lease or assignment of a lease expiring 8th September 2032. Alternatively a new lease directly from the Landlord may be available subject to negotiation.

## EPC

Available on request.

## Business Rates

We would recommend that parties make their own enquiries with the local authority to satisfy themselves with the accuracy of this information.

## VAT

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

## Legal Costs

Each party to bear their own legal costs in respect of any transaction.

## Further Information

For further information or to arrange an inspection, please contact the sole agent.

**RICHARD JOHNSON**

07980 837328

richard.johnson@jll.com

**JOE BOSTOCK**

07933 516465

joe.bostock@jll.com

MISREPRESENTATION ACT1967

JLL for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give JLL nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. The Business Protection from Misleading Marketing Regulations 2008 and Consumer Protection from Unfair Trading Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. July 2024. Designed & Produced by Creativeworld 01282 858200.



Location

Description

Specification

Gallery

Aerial

**FURTHER INFORMATION**