

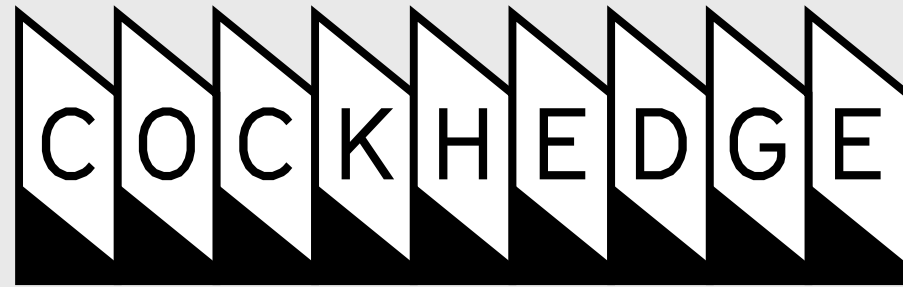
NEWLY REFURBISHED UNITS TO LET

UP TO
10,039 sq ft

WITH
POTENTIAL
TO SUBDIVIDE

SUITABLE
FOR RETAIL
/ LEISURE USES

WARRINGTON
WA1 2QQ



HOME

ABOUT

SITE PLAN

REDEVELOPMENT PROPOSAL

SCHEDULE OF AVAILABILITY

LOCATION

CONTACT

ABOUT THE PROJECT

Cockhedge is a busy town centre retail park close to Warrington's two main railway stations and bus interchange.

Golden Square Shopping Centre and Time Square cinema and leisure development are a short walk away.

Works are currently ongoing to deliver a fully refurbished commercial offering. In addition there are exciting plans to deliver up to 900 apartments with work expected to commence in 2025.



FREE PARKING FOR C 500 VEHICLES

75,000 SQFT ASDA SUPERSTORE

FOOTFALL AVERAGES 75,000 PEOPLE PER WEEK

TOWN CENTRE RETAIL PARK



HOME

ABOUT

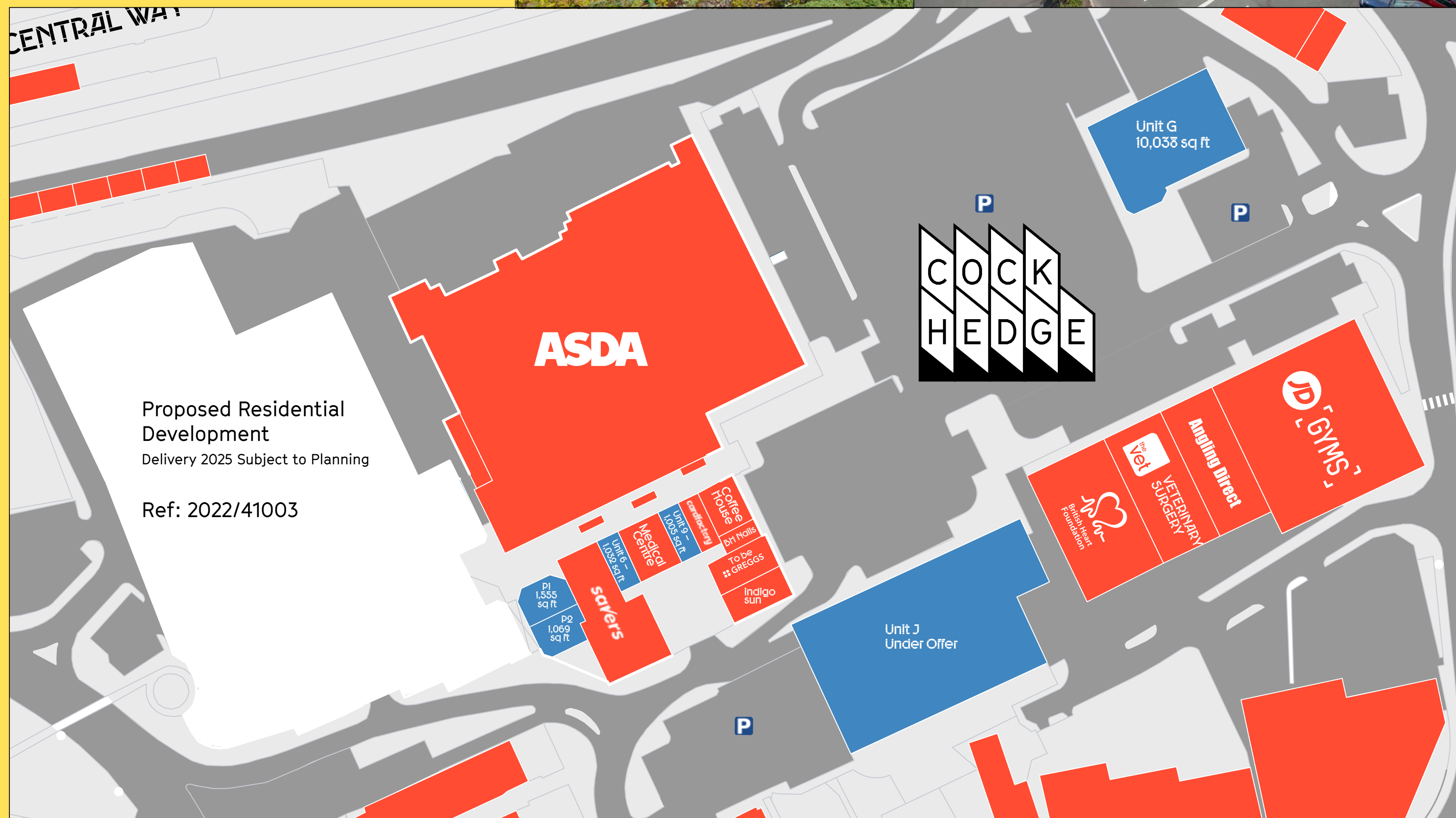
SITE PLAN

REDEVELOPMENT PROPOSAL

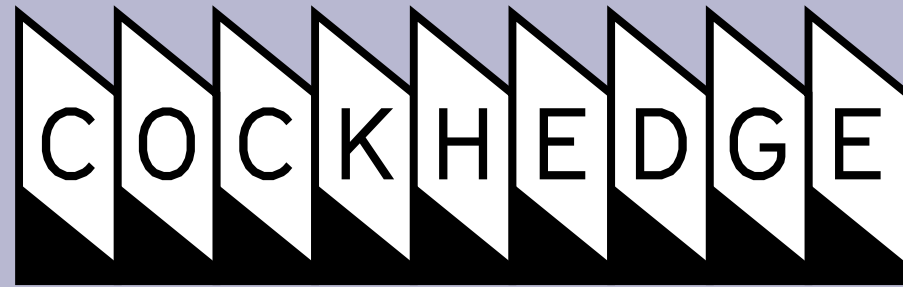
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REFURBISHMENT WORKS

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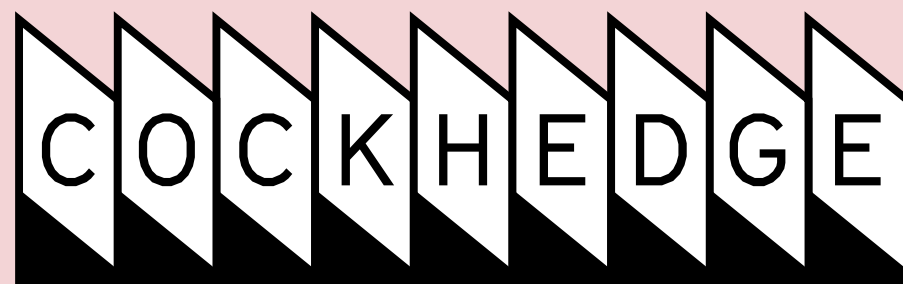
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- 01 View towards Units J1-J4
- 02 View towards Units F1b, F1b & F1c
- 03 View towards Units 17&18
- 04 View towards Unit 17



WARRINGTON
WA1 2QQ



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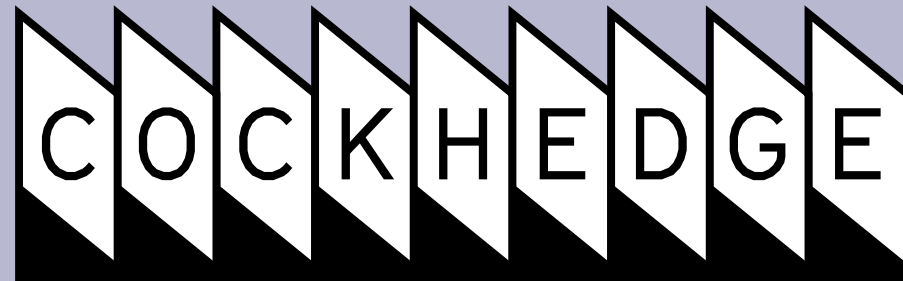
[REDEVELOPMENT
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Unit	9	6	J	G	P1	P2
Sq Ft	1,005	1,032	24,180 UNDER OFFER	10,033	1,555	1,069



HOME

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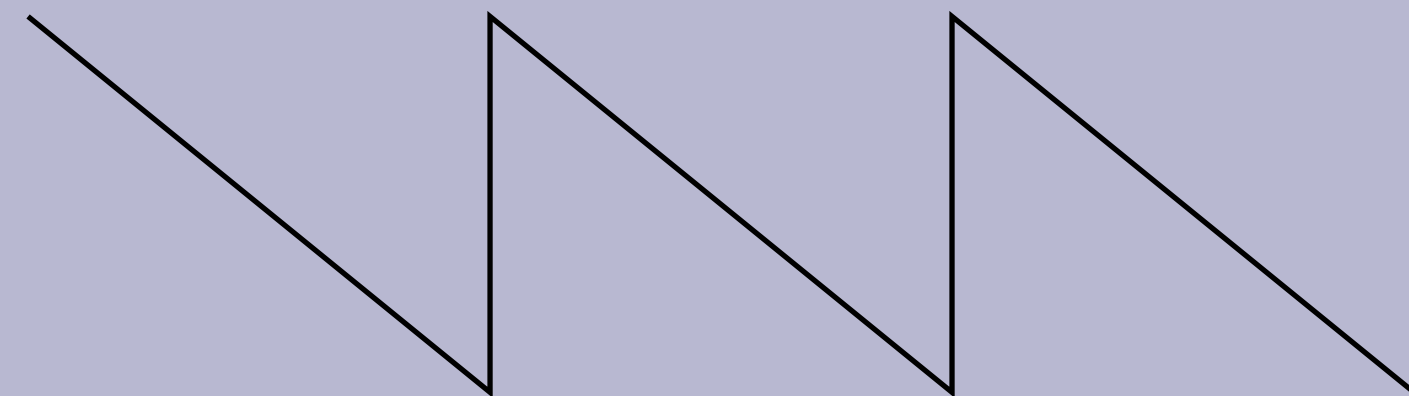
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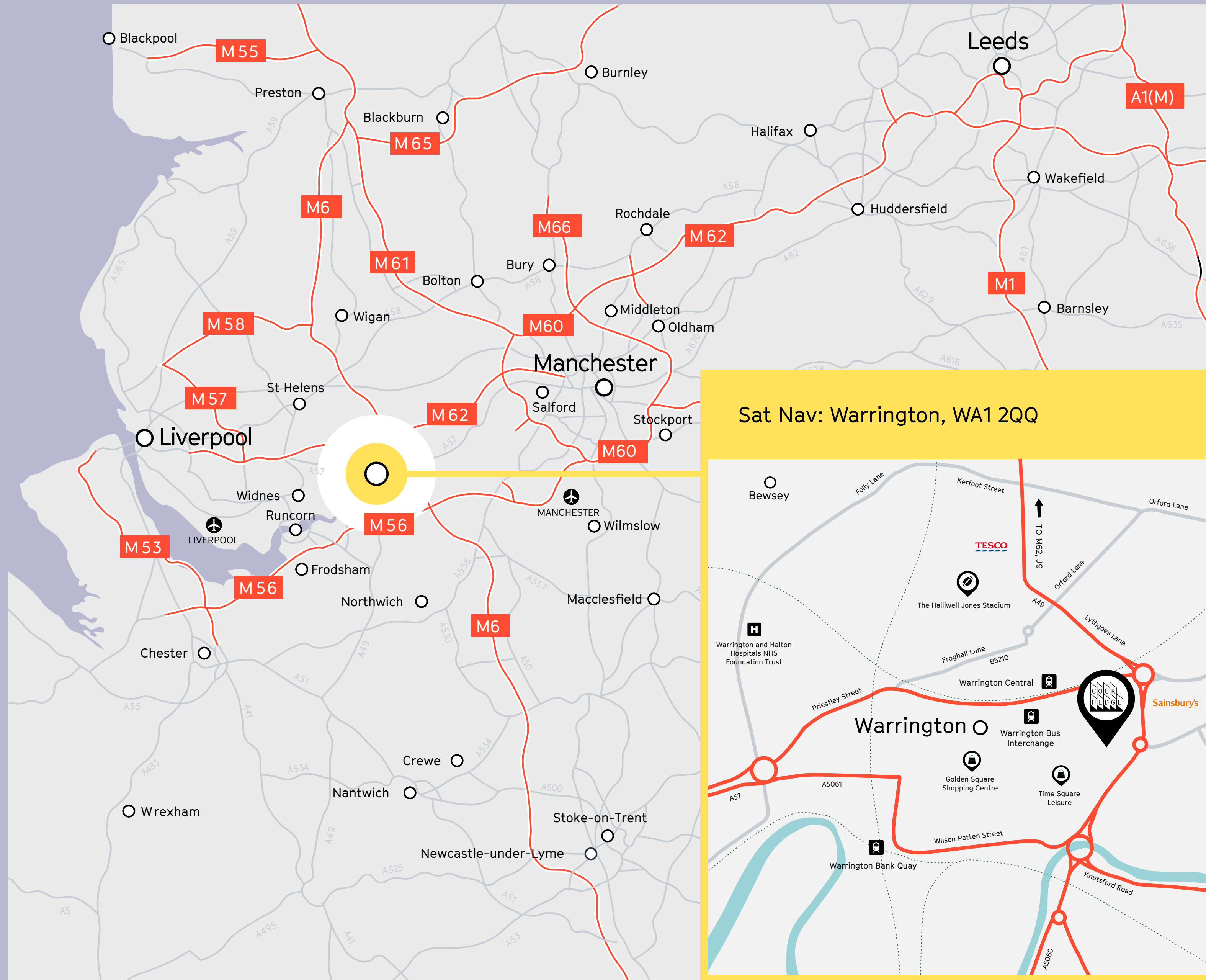
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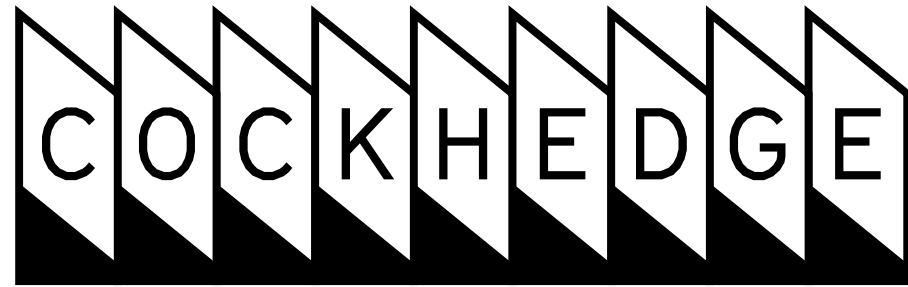
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WA1 2QQ

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should make their own enquiries with the Local Authority to verify this information.

Business Rates

Interested parties may benefit from rates relief if applicable and should carry out their own investigations.

Legal Costs

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

Service Charge

Tenants will pay a service charge. Full details are available upon request.

EPC

An Energy Performance Certificate can be made available upon request.

VAT

VAT if applicable will be charged at the standard rate.

For further information please contact the joint agents: Graham & Sibbald or Lyons Thompson Letts.



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0784 1661990
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Richard Lyons

0161 260 0063
07881 631348
rlyons@ltlproperty.com

SUBJECT TO CONTRACT
The agents Graham & Sibbald and Lyons Thompson Letts, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. whatsoever in relation to the property. (4) Prices and rents quoted in these particulars maybe subject to VAT in addition.