Showroom / Trade Warehouse
Warrington

For Sale

11,553 sq ft

Former Wood Floor Warehouse

304 Winwick Road, Warrington WA2 8JG

- Self-contained 11,553 sq ft detached unit
- Open-plan warehousing
- High quality ground / first floor office accommodation
- Full height level-access loading door
- Glazed front elevation with self-contained yard
- 14 car parking spaces
- 1 Mile to J9 M62 / Warrington Town Centre



Contact Us

Isaac Downes
07510 161 908
isaac.downes@colliers.com

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Location

The unit benefits from a highly prominent position on the A49 Winwick Road, a key arterial dual carriageway connecting Junction 9 of the M62 – located less than one mile to the north—with Warrington Town Centre, approximately one mile to the south. The location provides excellent accessibility and strong passing traffic.

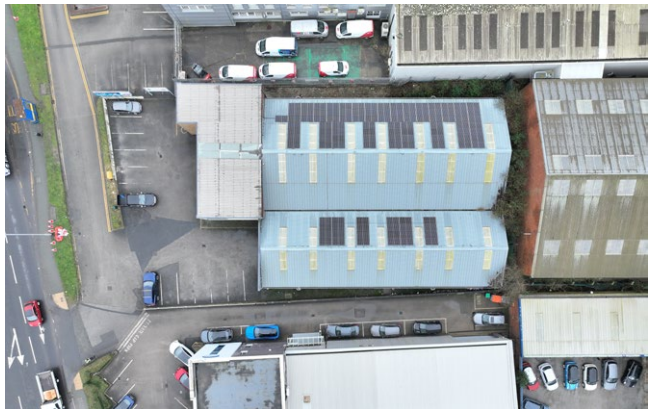
The property is situated close to well-known industrial and retail parks, including Junction 9 Retail Park and Gateway 49 Trade Park, home to recognised occupiers such as Screwfix, Toolstation and Crown Decorator Centre.

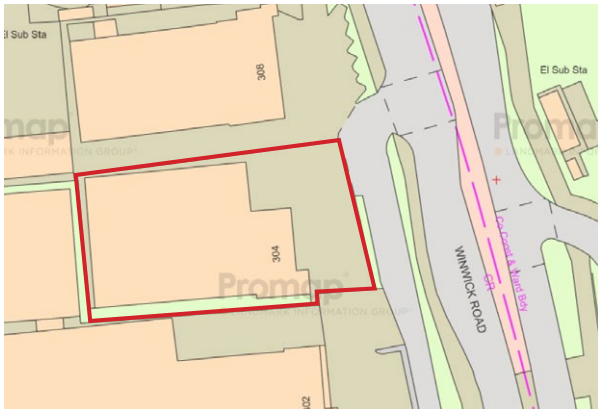
Description

The property comprises a modern detached industrial unit, constructed in the 1980s. The unit offers versatile open-plan warehousing, complemented by high-quality ground and first floor office accommodation to the front of the property. The unit also benefits from staff welfare facilities and a full-height level-access loading door, making the unit a highly functional and well-specified space for a range of industrial or trade operations.

Externally, the property benefits from a self-contained yard to the glazed front elevation, which incorporates 14 car parking spaces.



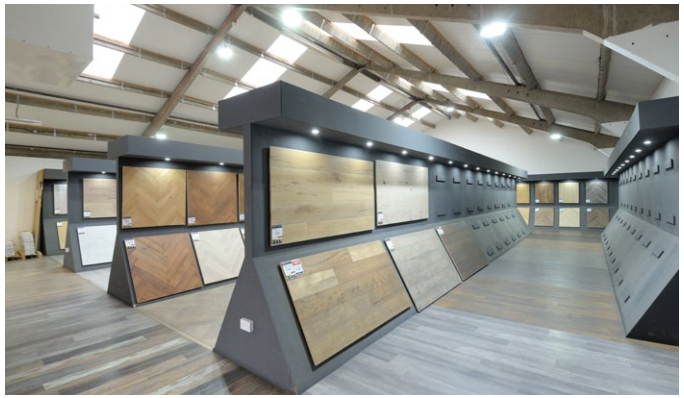


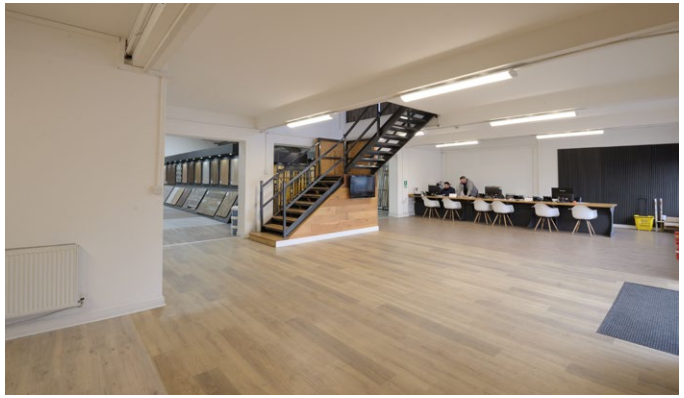


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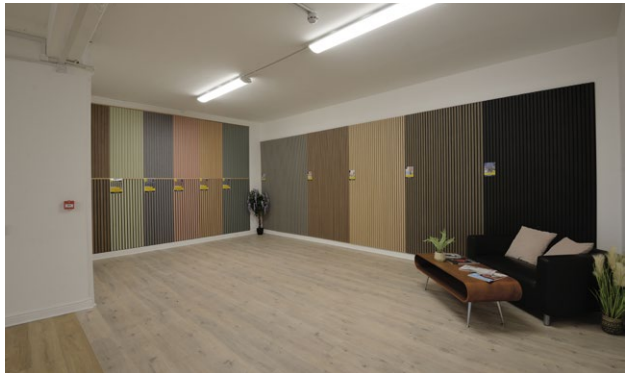
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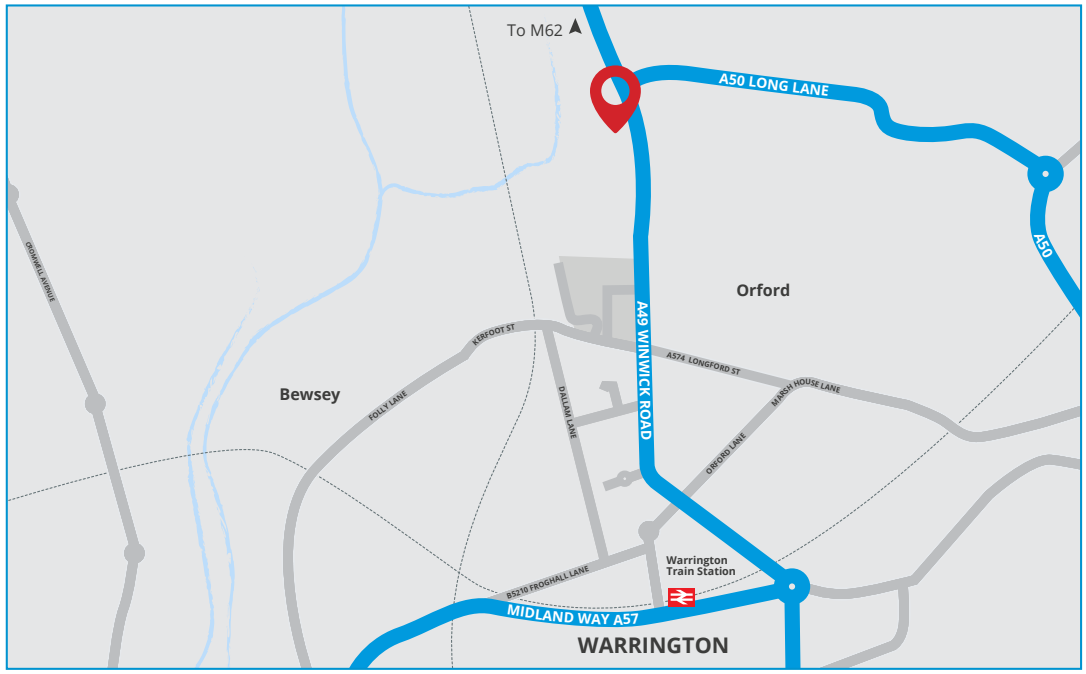






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Viewing / Further Information

For further information or to arrange a viewing please contact:

Isaac Downes
07510 161 908
isaac.downes@colliers.com

Colliers,
Chancery Place,
Brown Street,
Manchester,
M2 2JT

Terms

The property is available For Sale. The property is held on a long-leasehold tenure with a term of 150 years, beginning on and including 30 July 2020 ending on and including 29 July 2170.

Rateable Value

The rateable value for 2026/27 is £93,500. The rates payable for 2026/27 will be £45,815 pa.

Legal Costs

Each party is responsible for their own legal costs.

Viewing

Viewing is strictly by prior appointment with Colliers.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

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