

**LAST  
REMAINING UNIT**

**TO BE  
REFURBISHED**



## TO LET

**MODERN INDUSTRIAL / WAREHOUSE UNIT**

**13,243 SQ FT (1,230 SQ M)**

- ESTABLISHED BUSINESS LOCATION
- ADJACENT TO THE M62/M6 MOTORWAY
- NEW SECURE BARRIER ENTRY TO ESTATE

**BishopsCourt**

Calver Road, Winwick Quay, Warrington **WA2 8QY**



Indicative refurbished interior

## Description

Bishop Court comprises a modern multi-let estate of 8 self-contained units each benefiting from the following specification:

- Steel portal frame construction
- Profile insulated roof incorporating 10% natural roof lights
- 5m eaves
- Full height roller shutter loading door
- High quality two storey integral offices
- Warehouse lighting
- Dedicated car parking

The integral offices can be expanded or reduced according to individual requirements.





## Availability

| UNIT | SQ FT  | SQ M  |
|------|--------|-------|
| 1    | LET    |       |
| 2    | LET    |       |
| 3    | LET    |       |
| 4    | LET    |       |
| 5    | LET    |       |
| 6    | LET    |       |
| 7    | 13,243 | 1,230 |
| 8    | LET    |       |



## Location

Bishops Court is accessed directly from Calver Road in an established commercial location approx. 1.5 miles for the centre of Warrington.

The estate lies just off the A49 providing excellent access to the Winwick Quay commercial area and the regional motorway networks via the M62 and M6 motorways.

Nearby amenities include McDonalds / Costa / Aldi / Ikea/ Marks & Spencer / Next / Boots.





# BishopsCourt

Calver Road, Winwick Quay, Warrington **WA2 8QY**

## Terms

On application.

## Service Charge

A service charge will be levied in respect of the maintenance of common areas and management of the estate together with external repairs which will be undertaken by the landlord and recharged.

## VAT

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

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

## Viewings

Strictly via appointment through the joint agents:

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