WINWICK QUAY BUSINESS PARK
WARRINGTON

TO LET UP TO 24,691 SQFT

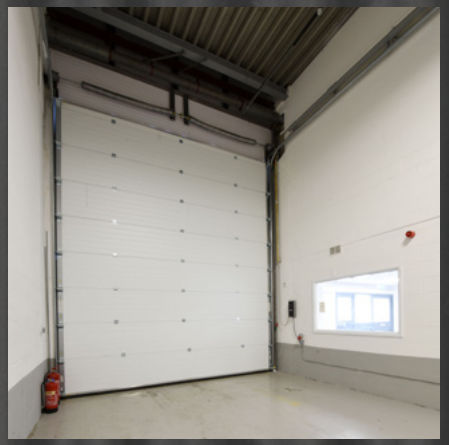
REFURBISHED UNITS

DESCRIPTION









"PERFECTLY LOCATED TO THE STRATEGIC ROAD AND MOTORWAY NETWORK OF THE NORTH WEST, THE NEWLY REFURBISHED WINWICK QUAY BUSINESS PARK IS THE KEY YOU HAVE BEEN SEARCHING FOR TO UNLOCK THE POTENTIAL OF YOUR BUSINESS"

- One of the North West's largest multi-let estates offering industrial and trade counter accommodation as well as flexible retail and leisure space to a variety of occupiers
- Prominent location fronting A49 and 2 minutes from J9 of the M62 and M6 intersection
- Strategic central location between Manchester and Liverpool
- Flexible lease terms and range of unit sizes to accommodate a range of different occupiers and adapt to changing business requirements

WINWICK QUAY BUSINESS PARK

LOCATION

Winwick Quay is strategically located approximately 3 miles north of Warrington town centre and less than 0.5 miles from J9 of the M62 motorway. The property is prominent with good visibility from the main A49 dual carriageway, linking the town centre to the M62 motorway.

Warrington has always proved popular with a variety of occupiers given the transport links and strategic location between Manchester and Liverpool. Occupiers in the vicinity of Winwick Quay include: Royal Mail, IKEA, Marks & Spencer, Travis Perkins, Hermes, ASDA, Costa, Aldi and Premier Inn.

The estate has attracted a strong line-up of occupiers such as: SafeStore, Bunzl, Storage King, Autoglass and Sally Hair & Beauty. A number of retail and leisure operators are also represented such as LA Bowl, Pure Gym and Jump Warehouse.









WINWICK QUAY BUSINESS PARK

MAPS



J9 M62

SAT NAV: WA2 8RF

To Preston

To Manchester

To Liverpool

M6

M62

J9

J10

J8

HOLLINS LANE

MILL LANE

NEWTON RD

WINWICK LINK ROAD

Winwick

Burtonwood Service Area

BURTONWOOD ROAD

A49 WINWICK ROAD

CALVER ROAD

Winwick Quay

A574 CROMWELL AVENUE

CROMWELL AVE

KINGSWOOD ROAD

BURTONWOOD ROAD

Kingswood

HAWLEYS LANE

A50 LONG LANE

Warrington Town Centre

Birchwood

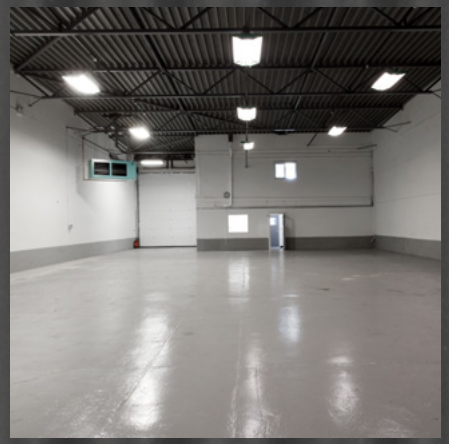
A574 BIRCHWOOD WAY

WINWICK QUAY BUSINESS PARK


AERIAL
OMEGA SOUTH
OMEGA NORTH
M62 JCT 8
AUDI
VERTEX
M&S
NEXT
TOYS R US
IKEA
BURTONWOOD SERVICES
BRITISH TELECOM
LIVERPOOL
ROYAL MAIL
CAMERON COURT
CHETHAM COURT
COLVILLE COURT
DAWSON
AAH
PREMIER INN
BREWER'S FAYRE
A49
WARRINGTON
A49
M62 JCT 9
COSTA
ALDI
MANCHESTER

SPECIFICATION






UNIT SPECIFICATION

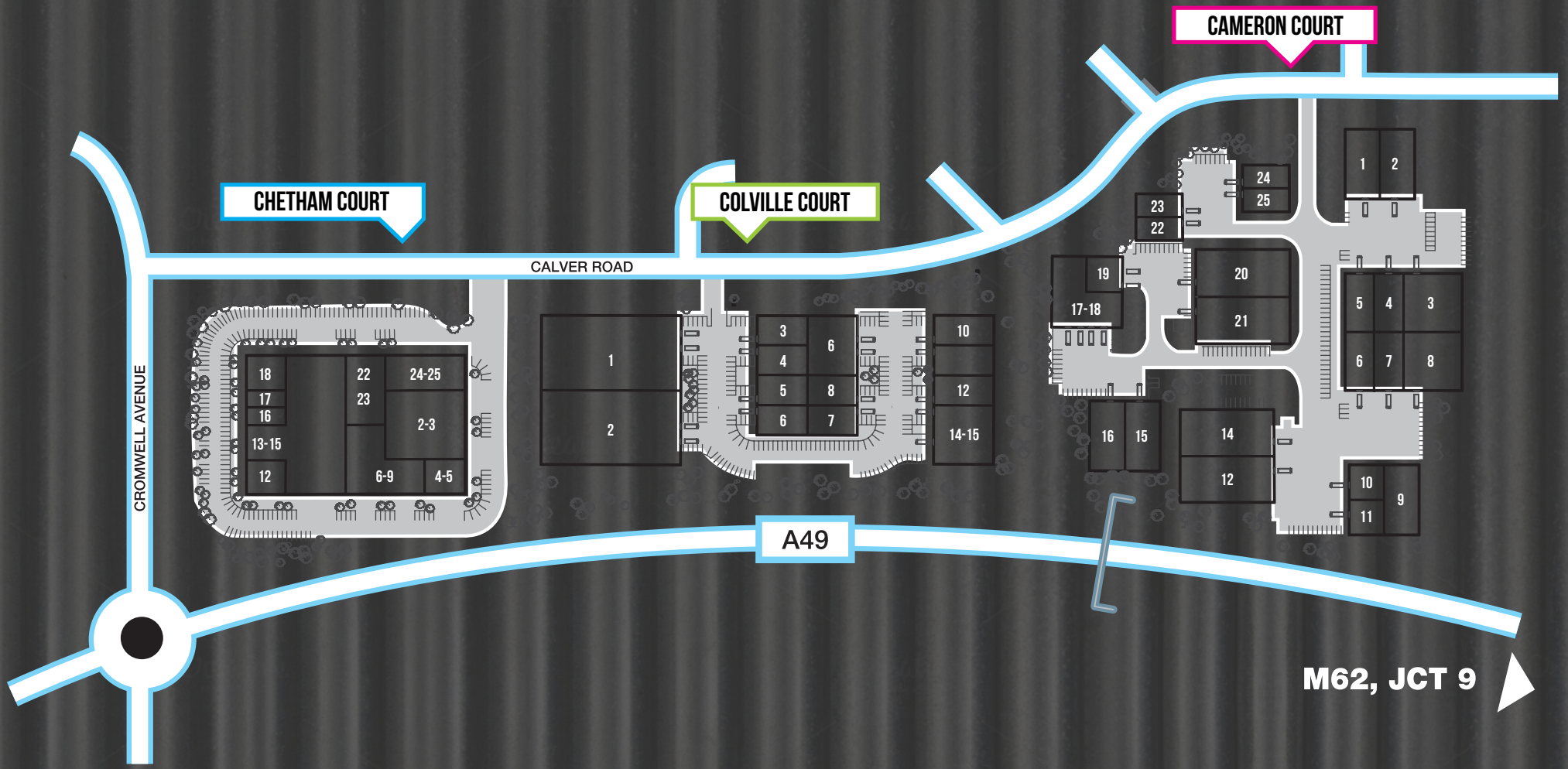
- Insulated steel profiled cladding to roof and elevations
- Concrete floors
- High bay lighting
- 3 phase electricity
- 5-10% office content
  (with associated WCs and kitchen facilities)
- 4.75m - 5.75m eaves
- Electric up and over/roller shutter loading doors

ESTATE SPECIFICATION

- Low site density, with ample parking/yard areas
- Full CCTV security
- Fully fenced courts with gated access for Cameron/ Colville

WINWICK QUAY BUSINESS PARK

SITE PLAN



WINWICK QUAY BUSINESS PARK

TERMS

Units available by way of new leases
for a term of years to be agreed

SERVICE CHARGE

A service charge will be payable in relation to the upkeep, maintenance and security of the estate.

RENT

Upon application

VIEWING

Please contact our joint agents to arrange a viewing.

WINWICK QUAY BUSINESS PARK

CONTACTS

For further information or to arrange a viewing please contact:

0161 833 0023
Knight Frank

Sam Royle
sam.royle@knightfrank.com

Rob Tilley
rob.tilley@knightfrank.com

JLL
0161 828 6440
jll.co.uk/property

Richard Johnson
richard.johnson@eu.jll.com

Robert Kos
robert.kos@eu.jll.com

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