

# To Let

**Winwick Quay is one of the North West's largest multi-let estates offering industrial and trade counter accommodation.**

- Great roadside prominence to A49
- Refurbished
- Full CCTV security
- 5.75m eaves
- High bay lighting
- 3 Phase electricity
- Available separately or combined

## Winwick Quay Business Park

Calver Road, Warrington, WA2 8RF

**3,362 to 13,734 sq ft**

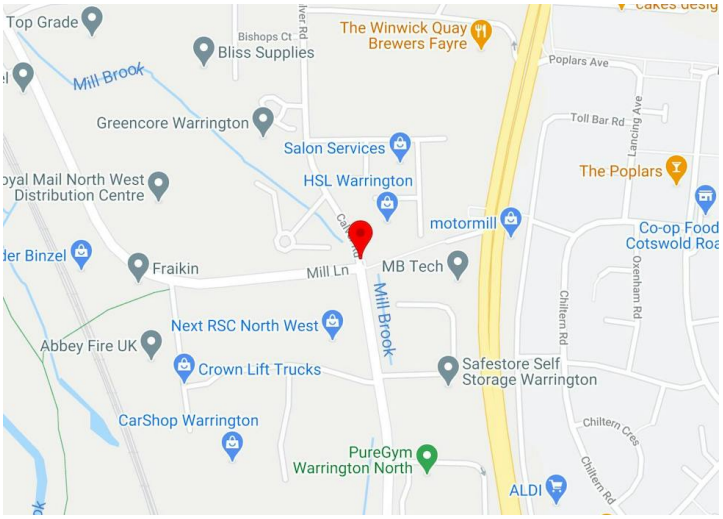
312.34 to 1,275.93 sq m

**Reference: #32857**

# Winwick Quay Business Park

**Calver Road, Warrington, WA2 8RF**






## Summary

| | |
|---|---|
| Available Size | 3,362 to 13,734 sq ft / 312.34 to 1,275.93 sq m |
| Rent | Rent on application |
| EPC | EPC exempt - Currently being constructed or undergoing major refurbishment |

## 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.

Located on the A49 Winwick road, which provides the primary commercial retail and leisure offering in Warrington, including Fordton Retail Park, Gemini Retail Park and Junction Nine Retail Park.

## Accommodation

| Description | Size | Availability |
|---|---|---|
| 3 Chetham Court | 5,758 sq ft | Available |
| 6 Chetham Court | 3,400 sq ft | Available |
| 7 Chetham Court | 7,800 sq ft | Available |
| 18 Chetham Court | 4,077 sq ft | Coming Soon |
| 5 Colville Court | 3,534 sq ft | Available |
| 15 Colville Court | 5,758 sq ft | Let |
| 20 Cameron Court | 13,734 sq ft | Let |
| 21 Cameron Court | 12,346 sq ft | Available |
| 23 Cameron Court | 3,362 sq ft | Available |

## 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)
- 5m eaves
- Electric up and over/roller shutter loading doors


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