

# TO LET

## Warrington Central Trading Estate

Bewsey Road, Warrington WA2 7LP

COMPREHENSIVE  
REFURBISHMENT

### UNIT 1

**8,055 sq ft**

(748 sq m)

Available whole or split

### UNIT 11

**13,013 sq ft**

(1,209 sq m)

With dedicated yard

Refurbished industrial / warehouse units in a secure, established estate on the A49 corridor, minutes from J9 of the M62

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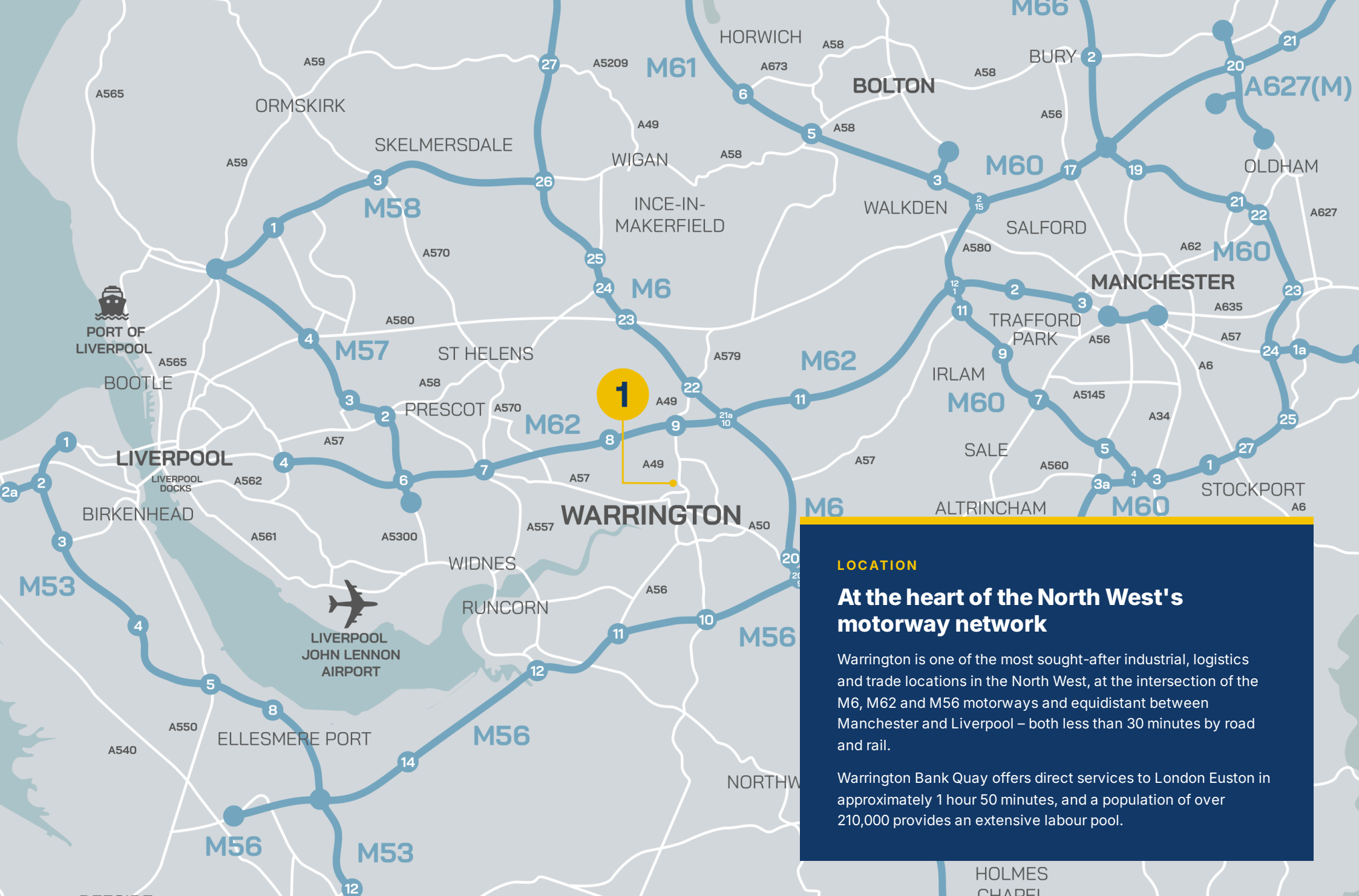
### THE OPPORTUNITY

## Two refurbished units on an established town-centre estate

Warrington Central Trading Estate is a substantial, fully enclosed multi-let industrial estate of approximately 120,000 sq ft on a 7.15 acre site, immediately north of Warrington town centre.

Units 1 and 11 are being comprehensively refurbished and will be available on new leases on completion of the works.

- **Unit 1 – 8,055 sq ft**, available as a whole or split to suit occupier requirements
- **Unit 11 – 13,013 sq ft**, with its own dedicated yard
- Comprehensive refurbishment, including recladding, new loading doors and upgraded offices / WCs
- Secure, fenced estate with extensive yard, parking and circulation space
- Prominent A49 corridor location, c.5 minutes from J9 of the M62
- Established occupiers across automotive, manufacturing and trade uses



**LOCATION**

**At the heart of the North West's motorway network**

Warrington is one of the most sought-after industrial, logistics and trade locations in the North West, at the intersection of the M6, M62 and M56 motorways and equidistant between Manchester and Liverpool – both less than 30 minutes by road and rail.

Warrington Bank Quay offers direct services to London Euston in approximately 1 hour 50 minutes, and a population of over 210,000 provides an extensive labour pool.

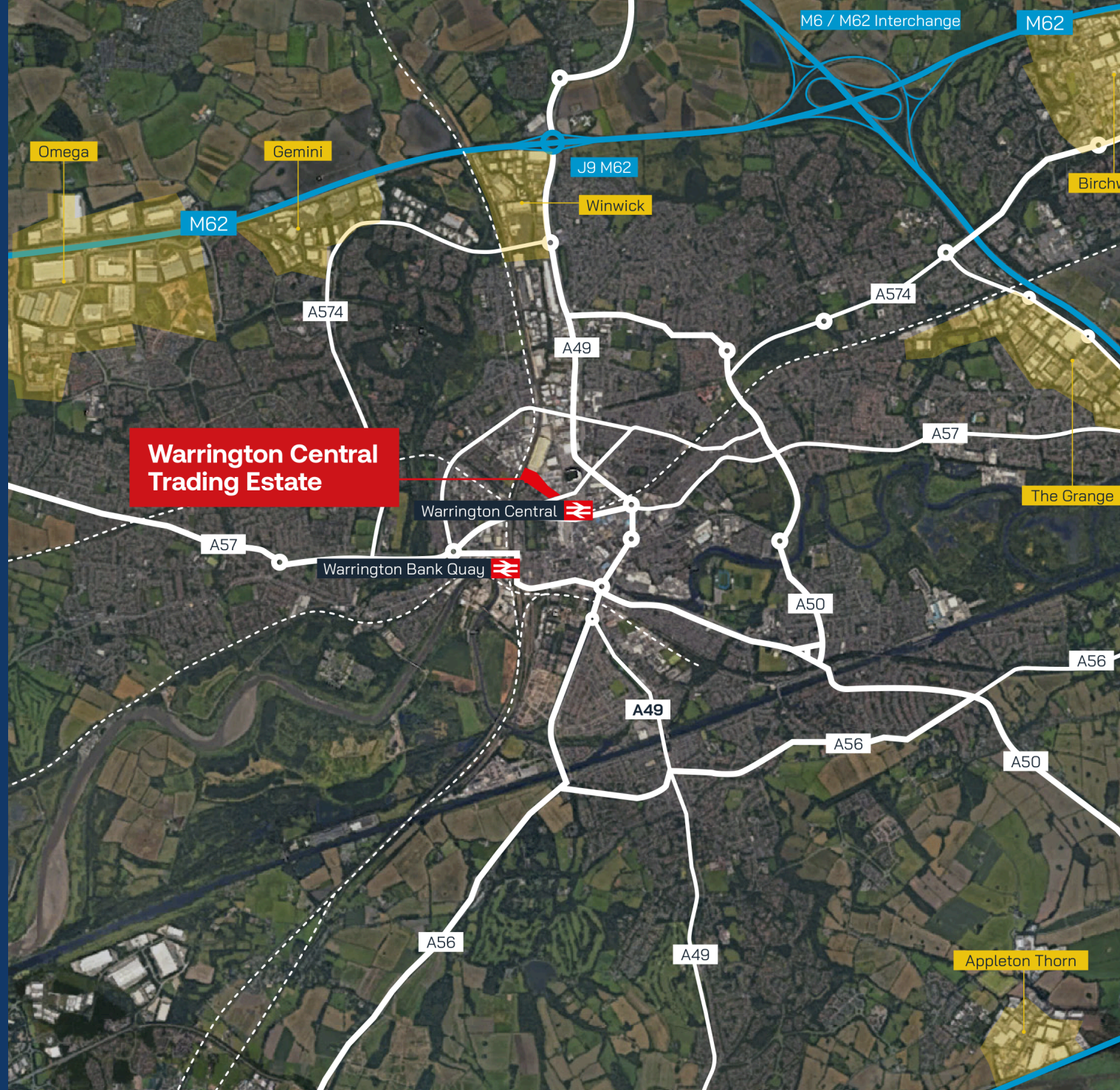
## SITUATION

### Prominent island site on the A49 corridor

The estate is prominently located immediately north of Warrington town centre within the A49 (Winwick Road) corridor, one of the North West's premier destinations for industrial and trade occupiers. The A49 links the town centre directly to J9 of the M62 and carries approximately 41,000 vehicles per day.

The estate occupies an island site fronting Bewsey Road, Buckley Tanners Lane and Dallam Lane, surrounded by established retail, trade, car showroom and industrial occupiers.

| Destination            | Distance | Drive time |
|------------------------|----------|------------|
| M56 (J10)              | 3 miles  | 10 mins    |
| M6 / M56 Interchange   | 4 miles  | 10 mins    |
| M6 / M62 Interchange   | 7 miles  | 15 mins    |
| Warrington Bank Quay   | 1 mile   | 4 mins     |
| Liverpool City Centre  | 20 miles | 40 mins    |
| Manchester City Centre | 20 miles | 40 mins    |
| Port of Liverpool      | 27 miles | 45 mins    |



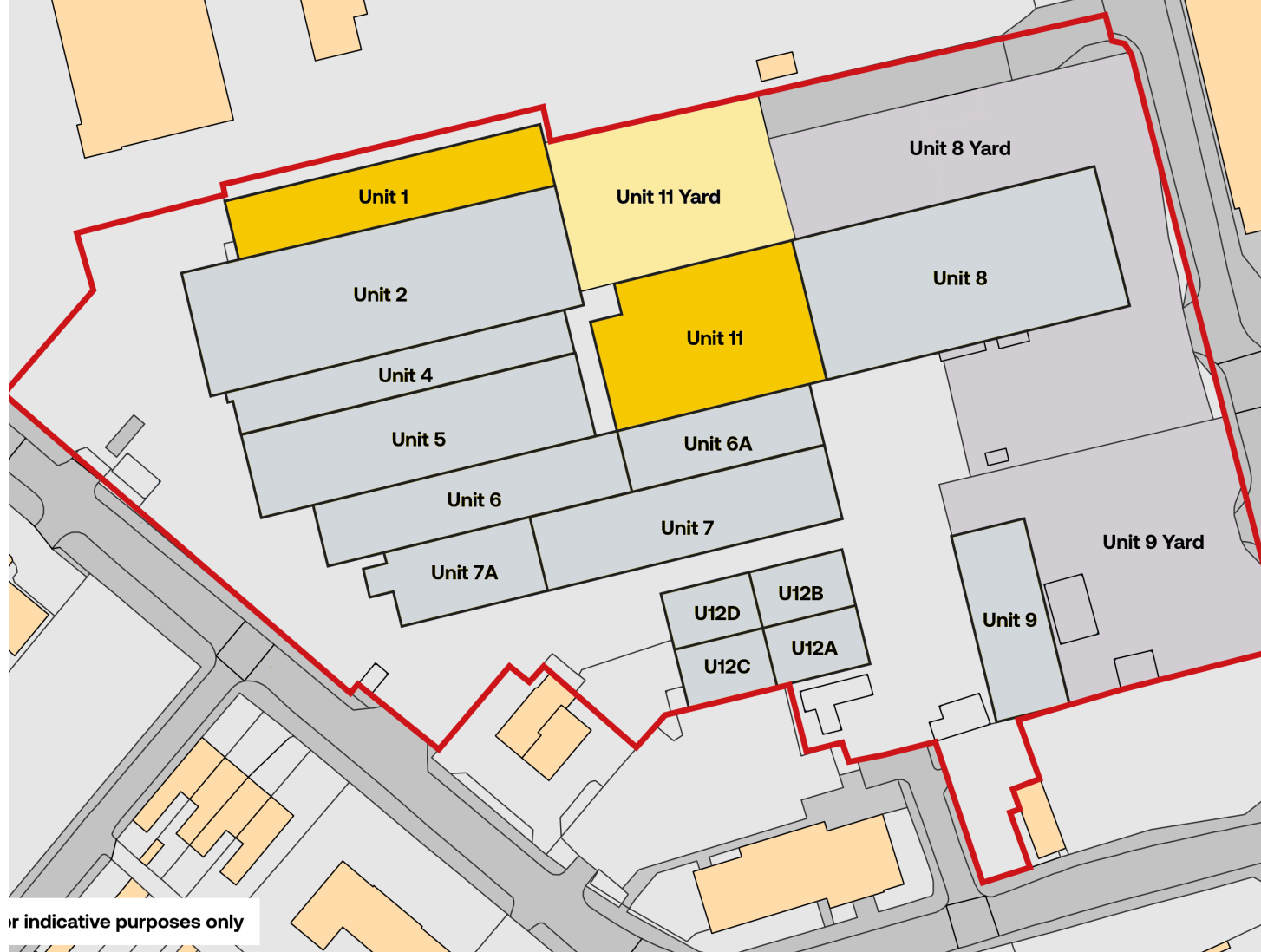
## THE ESTATE

# A secure, well-established multi-let estate

The estate comprises a main warehouse facility subdivided into ten units, together with two detached buildings, one of which is subdivided into four trade units. Units range from approximately 1,100 sq ft to 19,500 sq ft.

- Fully enclosed, secure site of approximately 7.15 acres (2.89 ha)
- Low site density with extensive yard and parking areas
- Excellent circulation throughout the estate
- Steel truss and portal frame construction with brick and metal clad elevations
- Loading door provision to each unit

■ Available   ■ Unit 11 yard   ■ Let



### Unit 1

**8,055 sq ft**

Available whole or split · plus c.1,304 sq ft first floor

### Unit 11

**13,013 sq ft**

Self-contained unit with dedicated yard

## ACCOMMODATION

# Units 1 & 11

| Unit    | sq ft  | sq m  | Notes                                                                             |
|---------|--------|-------|-----------------------------------------------------------------------------------|
| Unit 1  | 8,055  | 748   | Available whole or split. Plus c.1,304 sq ft (121 sq m) first-floor accommodation |
| Unit 11 | 13,013 | 1,209 | Self-contained unit with dedicated yard                                           |

**Total**      **21,068**      **1,957**

Areas are approximate gross internal areas and will be confirmed by measured survey on completion of the refurbishment and any subdivision of Unit 1.

### Refurbishment works

- Recladding of elevations
- New loading doors
- Refurbished office and WC / welfare accommodation
- Energy efficiency improvements to upgrade EPC ratings

### Specification

- Eaves heights across the estate of 5m – 10m
- Loading door provision to each unit
- Shared estate yard, parking and circulation
- Fully enclosed, secure estate

### Flexible space – Unit 1 can be split

Unit 1 is available as a whole or can be subdivided to suit occupier requirements. Early engagement will allow the split to be tailored as part of the refurbishment works.



WARRINGTON TOWN CENTRE ON THE DOORSTEP



## FURTHER INFORMATION

# Terms

### Rent

On application.

### Lease

The units are available by way of new full repairing and insuring leases on terms to be agreed.

### Availability

On completion of the refurbishment works. Early discussions with interested parties are welcomed.

### Service Charge

A service charge is levied for the upkeep of the common parts of the estate. Details available on request.

### Business Rates

To be assessed following refurbishment. Interested parties should make their own enquiries of Warrington Borough Council.

### EPC

Energy Performance Certificates will be provided on completion of the refurbishment works.

### VAT

All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### Anti-Money Laundering

In accordance with AML regulations, identification checks will be required from the successful tenant.

## VIEWING

**Strictly by appointment with the sole letting agent**

**Jonathan Thorne**

jon@b8re.com



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