GATEWAY 49
TRADE PARK

KERFOOT STREET, WARRINGTON, **WA2 8NT**



- SUITABLE FOR BOTH TRADE & INDUSTRIAL OCCUPIERS
- MODERN SPECIFICATION AND BUILD
- 6M EAVES
- ELECTRIC LOADING DOORS
- WAREHOUSING LIGHTING
- 3 PHASE POWER
- OFFICES AND KITCHENETTE FACILITIES TO SELECTED UNITS
- GAS SUPPLY (SELECTED UNITS)
- GOOD PARKING PROVISION

B8 REAL ESTATE

Knight Frank



GATEWAY 49 TRADE PARK

KERFOOT STREET,
WARRINGTON, **WA2 8NT**

LOCATION

Warrington sits at the heart of the North West of England & benefits from excellent road, rail and air communications. The town is located 20 miles west of Manchester, 16 miles east of Liverpool and 22 miles north east of Chester.

It has excellent transport links, sitting at the intersection of the M62/M6 and M56/M6 motorways, which are the main arterial roads to and throughout the North West region.





SITUATION

Located off A49 Winwick Road, which is the major arterial dual-carriageway linking Warrington town centre with the M62 motorway at Junction 9. The site sits 1 mile north of Warrington town centre, approximately 2 miles to the M62 J9 and 3 miles to the M6 J21.

The A49 Winwick Road, is an established out of town retail area and sees circa 41,000 cars per day. This has attracted a number of out of town retailers, which is now populated by retail parks and standalone retail warehouses.

The most established trade Park in Warrington, occupiers include;

WÜRTH · ELECTRIC CENTER · gap · YESSS ELECTRICAL · CTD ceramic tile distributors · CROWN PAINTS · CEF · arco Experts in Safety · TOOLSTATION · CLIFTON TRADE BATHROOMS · golfclubs4cash · ULTIMATE CUSTOMS

Al-Murad TILES · eurocell · James Hargreaves · SCREWFIX · cbs · Headfields The Floorcovering Specialist · morrells · LEW ELECTRICAL DISTRIBUTORS · cbs · h4medical · venair Fluid solutions. Solid performance. · AXMINSTER POWER TOOL CENTRE

AVAILABILITY

UNIT	SQ FT	SQ M
6	**2,962**	275
34	**3,119**	290
38 **Under offer**	**4,710**	437
46	**4,279**	397
52	**7,275**	676

PLUS, NEW BUILD TRADE COUNTER/ WAREHOUSE UNIT 4,876 SQ FT (453 SQ M)
For further details contact the joint agents.





Modern specification and build

6m eaves

Electric Loading Doors

Warehousing lighting

3 Phase power

Offices and kitchenette facilities to selected units

Gas supply (selected units)

Good parking provision

GATEWAY 49 TRADE PARK

KERFOOT STREET,
WARRINGTON, **WA2 8NT**

GATEWAY 49,
A THRIVING ESTATE POPULAR WITH BOTH TRADE AND INDUSTRIAL OCCUPIERS

UNIT 38













GATEWAY 49
TRADE PARK

KERFOOT STREET,
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GATEWAY 49,
A THRIVING ESTATE POPULAR WITH BOTH TRADE AND INDUSTRIAL OCCUPIERS

UNIT 40








GATEWAY 49 TRADE PARK

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GATEWAY 49,
A THRIVING ESTATE POPULAR WITH BOTH TRADE AND INDUSTRIAL OCCUPIERS













GATEWAY 49
TRADE PARK

KERFOOT STREET,
WARRINGTON, **WA2 8NT**







LEGAL COSTS

Each party is responsible for their own legal costs.

TERMS

Units only available To Let on terms to be agreed.

VAT

Chargeable where applicable at the prevailing rate.

EPC

EPC for each unit available on request.

CONTACT

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ON BEHALF OF

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It creates and nurtures exceptional industrial property for local, national and international organisations, providing the best environments in which to prosper.

The company's mission is to create property that is fit for the future and will deliver sustainable long-term value for all involved.

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