

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**



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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;



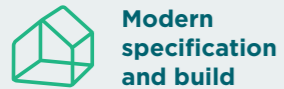
AVAILABILITY

UNIT	SQ FT	SQ M
UNIT 6	2,962	275
UNIT 32	4,709	437
UNIT 38	4,710	437
UNIT 40	3,901	362
UNIT 44	3,288	305
UNIT 52	7,275	676

**PLUS, NEW BUILD TRADE COUNTER/
WAREHOUSE UNIT 4,876 SQ FT (453 SQ M)**
See further details [here](#).



Additional compound available with unit 40 by negotiation.



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

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



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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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