

GATEWAY 49 TRADE PARK

KERFOOT STREET, WARRINGTON, WA2 8NT

UNIT 52 FULLY REFURBISHED
TRADE COUNTER/WAREHOUSE UNIT TO LET
7,275 SQ FT (675.87 SQ M)

- HIGH QUALITY DETACHED BUILDING
- 7M EAVES
- GLAZED FRONTAGE ENTRANCE
- LEVEL ACCESS LOADING
- SEPARATE CAR PARK
- RECENTLY REFURBISHED

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 52	7,275	675.87



Modern specification and build



7m eaves



Level Access Loading Doors



Warehousing lighting



3 Phase power



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

Unit only available To Let on terms to be agreed.

VAT

Chargeable where applicable at the prevailing rate.

EPC

EPC available on request.

CONTACT

For further information, please contact:

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ON BEHALF OF



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