



Industrial unit to let

6,370 sq ft



7 m minimum eaves



Electronic loading doors



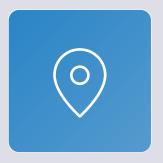
LED lighting



Two storey offices



Enclosed yard with parking



1.5 mi from Warrington Town Centre

Eagle Park is a well-established industrial development comprising 14 acres in total, which followed on from the completion of a major rail lined distribution facility for Royal Mail to the rear of the site.

Unit 4B is a modern terraced industrial unit benefitting from 7 m minimum eaves, an electronically operated drive-in loading door, LED lighting, and an office block with welfare amenities. Externally, there is a large fully enclosed yard and parking area.

Site plan & accommodation

Unit	Property Type	Size (Sq Ft)	Availability
Unit 4b	Warehouse	6,370	Immediately
Total	-	6,370	-





Location



The property is located within Eagle Park, a modern multi-let industrial development of 14 units located off Hawleys Lane in Warrington. Eagle Park is strategically located just off Winwick Road (A49) which provides direct access to Junction 9 of the M62 approximately 1 mile to the north, whilst Warrington Town Centre lies approximately 1.5 miles to the south.

A number of major occupiers are located nearby including Eddie Stobart Ltd, Royal Mail, AAH Pharmaceuticals and Pure Gym.



Eagle Park

Warrington, WA2 8JA Industrial unit available to let | 6,370 sq ft Book a viewing

Mileway

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Further information:

EPC

EPC is payable upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

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