

Eagle Park

Warrington, WA2 8JA

Industrial unit 4B
Available to let | 6,370 sq ft



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.



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[Book a viewing](#)

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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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