

Eagle Park Drive Warrington

Available to Let
Refurbished warehouse unit
14,660 sq ft (1,362 sq m)



Warrington Town Centre 1.5 miles



7.5m eaves height



Large secure yard area



Two electric roller shutter doors



Two storey office space



Kitchen

Eagle Park Drive

Unit 7, Eagle Park Drive, Warrington WA2 8JA



Description

The accommodation comprises of the following:

- Steel portal frame
- Profile metal sheeted cladding
- Large self-contained site
- Secure yard area
- LED lighting
- Kitchen area
- Fully refurbished office space
- Two electric roller shutter doors
- WCs on ground and first floor

Location

Eagle Park is a major industrial development comprising 14 acres in total, located on Hawleys Lane just off Winwick Road (A49) which provides dual carriageway access to J9 of the M62 motorway. Eagle Park is strategically located lying within one mile of J9 of the M62 and three miles from the M6/M62 intersection. Warrington Town Centre lies approximately 1.5 miles to the south.

Property owned by **Mileway**

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EPC

EPC available upon request.

Terms

The property is available by way of a new lease.

Viewing / Further Information

Please contact:



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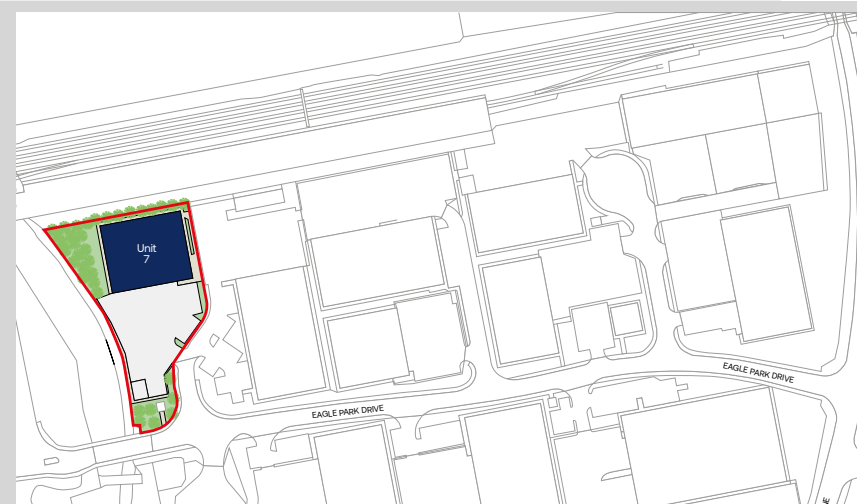
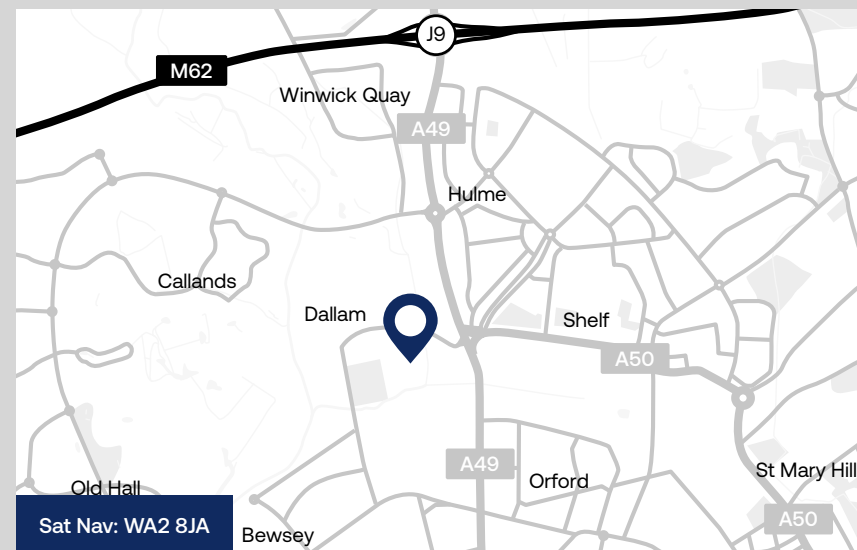
Anthony Mellor
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VAT

VAT will be payable where applicable.

Legal Costs

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



Accommodation

Floor areas are as follows:

Name	Area (sq ft)	Area (sq m)
Unit – Warehouse	11,650	1,082.32
Ground – Office	1,103	102.47
1st – First floor office	1,907	177.17
Total	14,660	1,362

Mileway