TO LET

4B EAGLE PARK

EAGLE PARK DRIVE - WARRINGTON - WA2 8JA

INDUSTRIAL UNIT

609.8m² (6,561ft²)
DESCRIPTION

This recently refurbished unit benefits from 8m high eaves, electrically operated level access loading doors. There is full lighting within the warehouse, air conditioned office accommodation with mezzanine above. There is a large enclosed concrete yard providing yard space and ample parking provision.

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LOCATION

Eagle Park is located on Hawleys lane which off the A49 Winwick Road which provides dual carriageway access between J9 of the M62 motorway and Warrington Town Centre.

Eagle Park is strategically located lying within 1 mile of J9 of the M62 and 3 miles from the M6/M62 intersection. Warrington Town Centre lies approximately 1.5 miles to the south.
RATES
Rateable value: £44,500
Draft 2017 Rateable Value: £28,500

RENTAL
Rent £32,000 per annum plus VAT.

LEASE TERMS
The unit is held on an existing lease expiring 18th May 2020 and is available by way of an assignment or new sub lease.

EPC
EPC Score Band D - 78

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT
For further information or to arrange a viewing please contact Morgan Williams on 01925 414909.

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