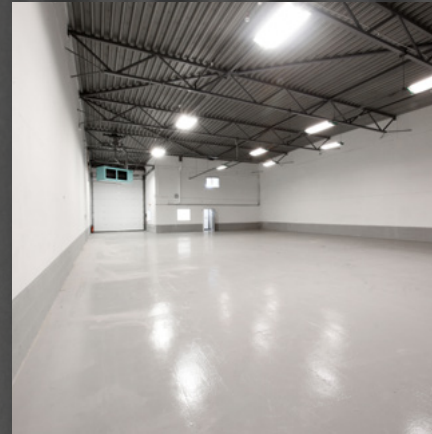




WINWICK
QUAY BUSINESS
PARK
WARRINGTON

TO LET UP TO 24,691 SQFT
REFURBISHED UNITS

DESCRIPTION



“PERFECTLY LOCATED TO THE STRATEGIC ROAD AND MOTORWAY NETWORK OF THE NORTH WEST, THE NEWLY REFURBISHED WINWICK QUAY BUSINESS PARK IS THE KEY YOU HAVE BEEN SEARCHING FOR TO UNLOCK THE POTENTIAL OF YOUR BUSINESS”

- One of the North West's largest multi-let estates offering industrial and trade counter accommodation as well as flexible retail and leisure space to a variety of occupiers
- Prominent location fronting A49 and 2 minutes from J9 of the M62 and M6 intersection
- Strategic central location between Manchester and Liverpool
- Flexible lease terms and range of unit sizes to accommodate a range of different occupiers and adapt to changing business requirements

LOCATION

Winwick Quay is strategically located approximately 3 miles north of Warrington town centre and less than 0.5 miles from J9 of the M62 motorway. The property is prominent with good visibility from the main A49 dual carriageway, linking the town centre to the M62 motorway.

Warrington has always proved popular with a variety of occupiers given the transport links and strategic location between Manchester and Liverpool. Occupiers in the vicinity of Winwick Quay include: Royal Mail, IKEA, Marks & Spencer, Travis Perkins, Hermes, ASDA, Costa, Aldi and Premier Inn.

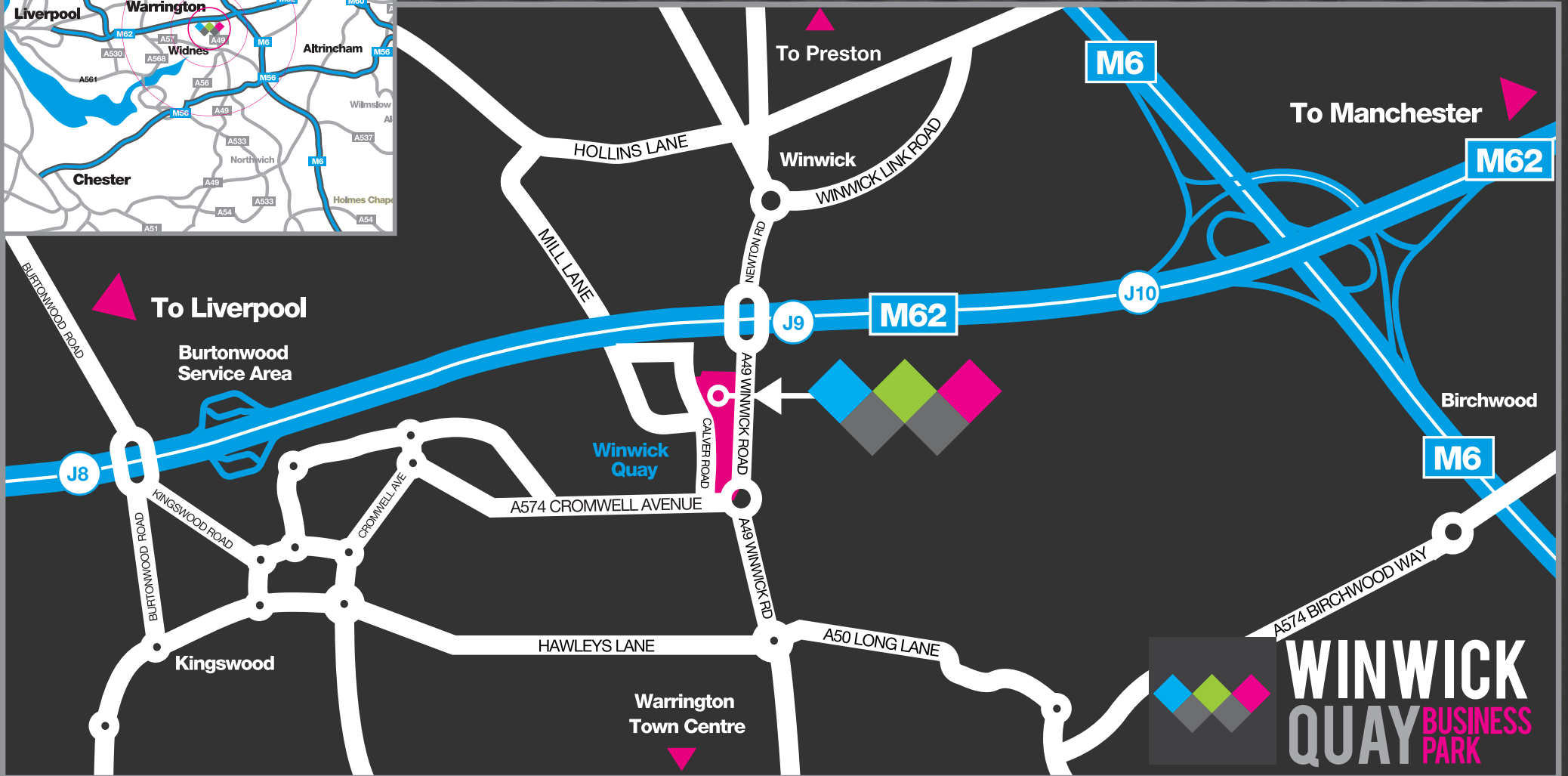
The estate has attracted a strong line-up of occupiers such as: SafeStore, Bunzl, Storage King, Autoglass and Sally Hair & Beauty. A number of retail and leisure operators are also represented such as LA Bowl, Pure Gym and Jump Warehouse.



MAPS

J9
M62

SAT NAV:
WA2 8RF



**WINWICK
QUAY BUSINESS
PARK**

AERIAL

OMEGA SOUTH

OMEGA NORTH

M62
JCT 8

VERTEX

AUDI

M&S

NEXT

TOYS R US

IKEA

BURTONWOOD
SERVICES

BRITISH TELECOM

LIVERPOOL

ROYAL MAIL

CAMERON COURT

CHETHAM COURT

COLVILLE COURT

DAWSON

AAH

PREMIER INN

BREWER'S FAYRE

A49

WARRINGTON

A49

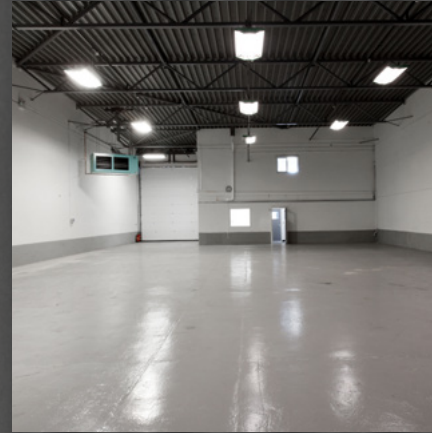
M62
JCT 9

COSTA

ALDI

MANCHESTER

SPECIFICATION



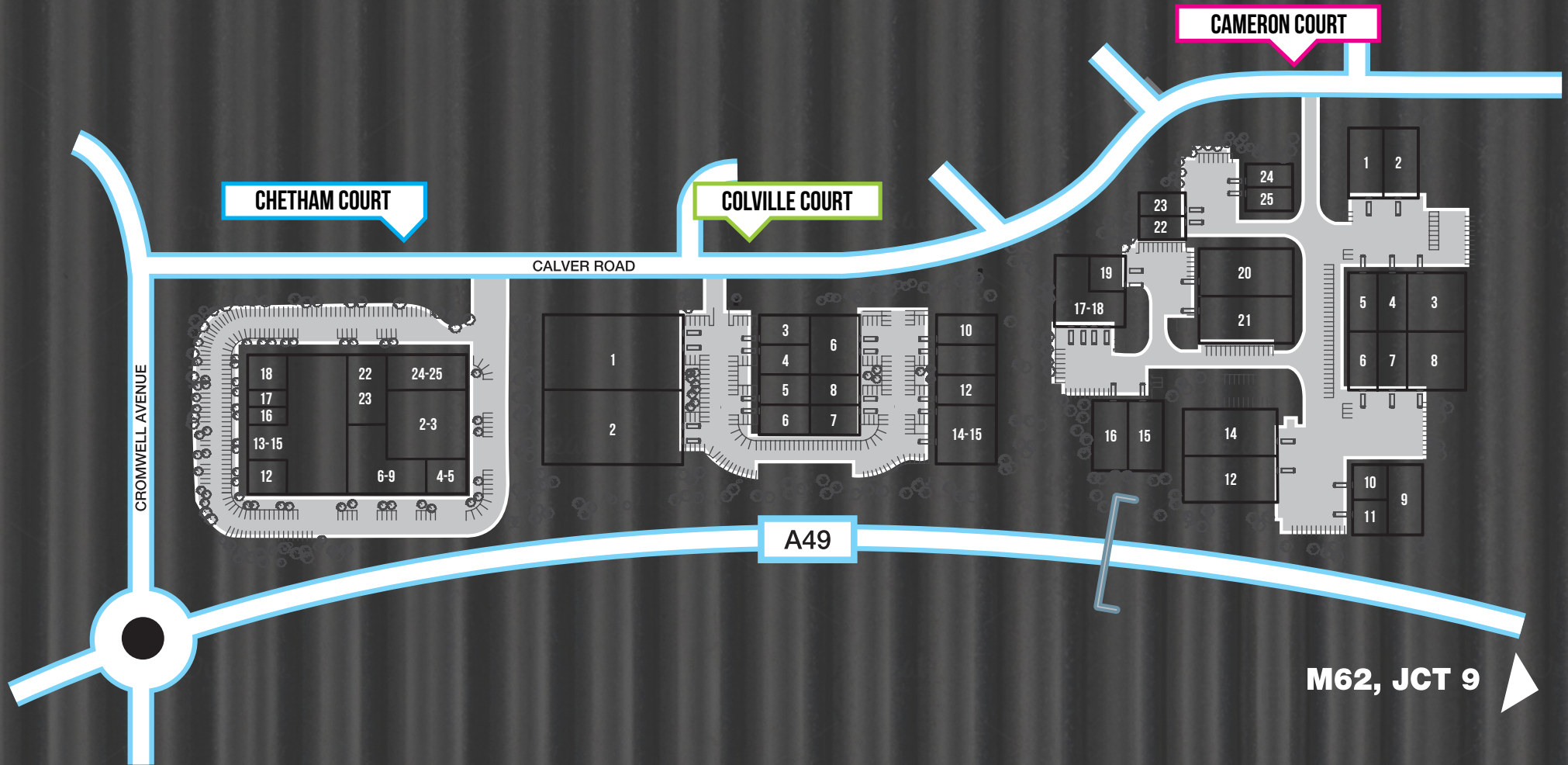
UNIT SPECIFICATION

- Insulated steel profiled cladding to roof and elevations
- Concrete floors
- High bay lighting
- 3 phase electricity
- 5-10% office content (with associated WCs and kitchen facilities)
- 4.75m - 5.75m eaves
- Electric up and over/roller shutter loading doors

ESTATE SPECIFICATION

- Low site density, with ample parking/yard areas
- Full CCTV security
- Fully fenced courts with gated access for Cameron/ Colville

SITE PLAN



WINWICK
QUAY BUSINESS
PARK

TERMS

Units available by way of new leases for a term of years to be agreed

SERVICE CHARGE

A service charge will be payable in relation to the upkeep, maintenance and security of the estate.

RENT

Upon application

VIEWING

Please contact our joint agents to arrange a viewing.

CONTACTS

For further information or to arrange a viewing please contact:



Rob Tilley
rob.tilley@knightfrank.com

Bradley Norton
bradley.norton@knightfrank.com



John Whitehurst
john.whitehurst@eu.jll.com

Robert Kos
robert.kos@eu.jll.com

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MARKETING

WINWICK
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