

H80WLEY

HOWLEY LANE | WARRINGTON | WA1 2EB

78,621 SQ FT
(7,304 SQ M)

TO LET SELF CONTAINED WAREHOUSE / DISTRIBUTION FACILITY PLUS LARGE YARD



howleyindustrialpark.co.uk

WARRINGTON'S PREMIER BUSINESS LOCATION



Location

The Howley Lane area is located towards the east of Warrington Town Centre and is bounded by Howley Lane to the South and West, Farrell Street to the North. Junction 9 of the M62 is situated 2.8 miles to the north via the A49.

Drive Times

Location	Distance
Liverpool	20 miles (42 mins)
Manchester	18 miles (37 mins)
Liverpool John Lennon Airport	15.7 miles (29 mins)
Manchester International Airport	16 miles (25 mins)
Warrington Central Rail Station	1 mile (4 mins)



Warrington Bank Quay & Central Stations
4 minutes



M6 Junction 12
M62 Junction 4
5 minutes



Port of Liverpool
Seaforth
40 minutes



Manchester International Airport
25 minutes

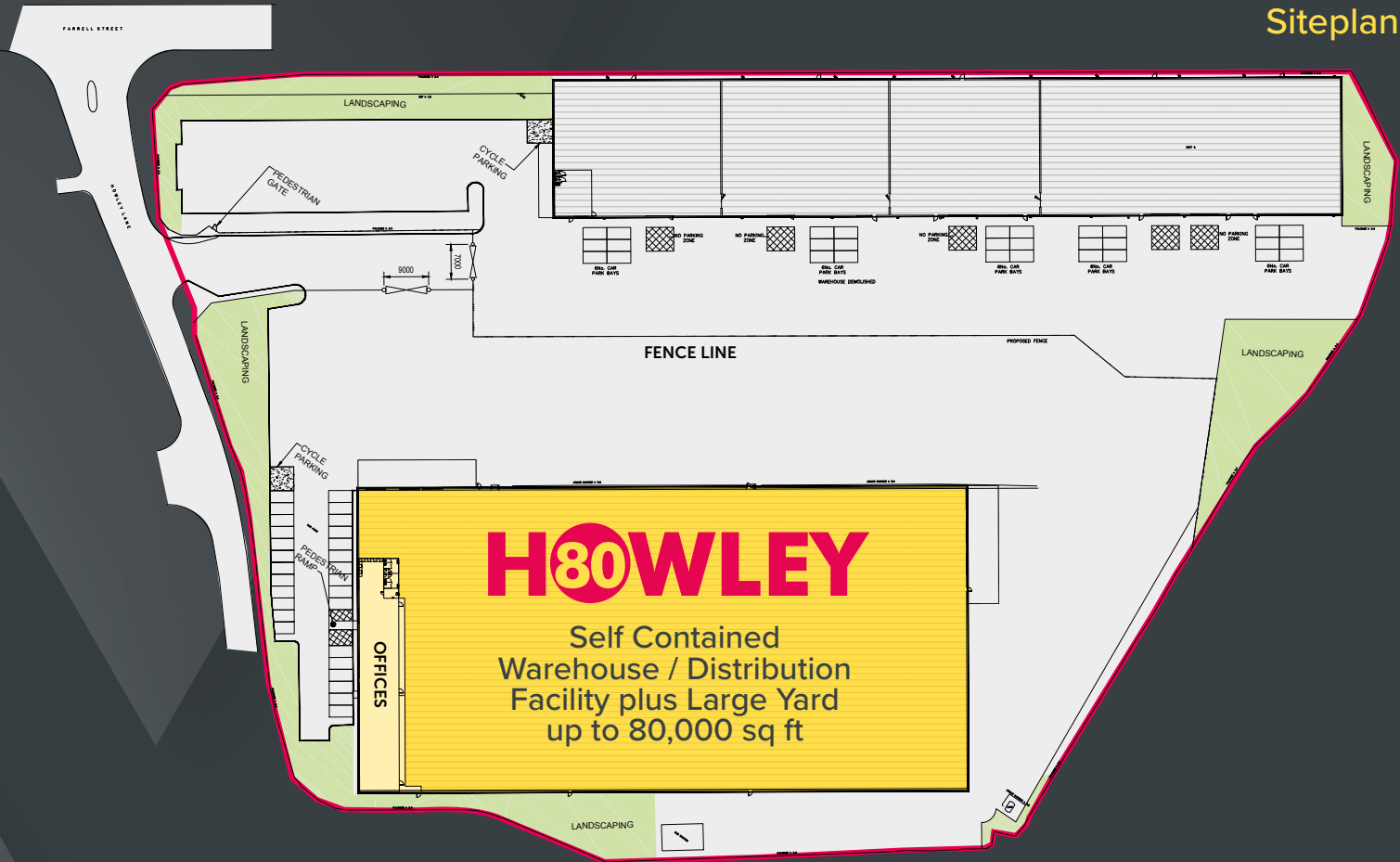
Description

- Constructed in 2000
- Profile metal clad elevations
- Steel portal frame construction
- 10.24m eaves height
- 6 Level access loading doors
- Ground floor offices
- up to 499 kva power capacity
- Secure self-contained yard

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Floor Areas calculated on a Gross Internal basis.

Area	SQ FT	SQ M
Warehouse	74,774	6,946.7
Offices	3,847	357.36
Total	78,621	7,304.1





6 LEVEL ACCESS
LOADING DOORS



10.24 METRES
EAVES HEIGHT



STEEL PORTAL
FRAME CONSTRUCTION



GROUND FLOOR
OFFICES



UP TO 499 KVA
POWER CAPACITY



SECURE SELF
CONTAINED YARD

78,621 SQ FT (7,304 SQ M)





RIVERSIDE
RETAIL PARK

TO
M56

GOLDEN SQUARE
SHOPPING CENTRE

TO
M62

HALLIWELL JONES
STADIUM

TESCO
SUPERSTORE

WARRINGTON
CENTRAL

COCKHEDGE
SHOPPING CENTRE

TO
M6

HOWLEY
LANE

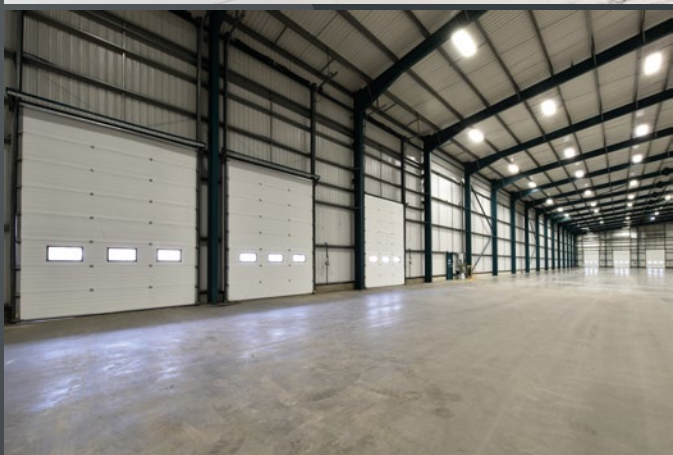
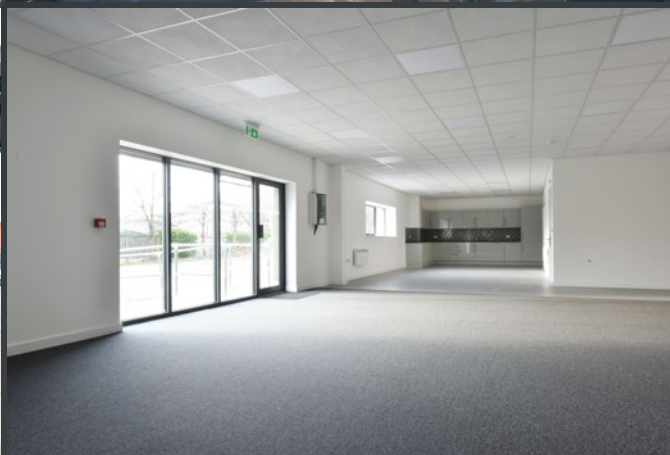
SAINSBURY'S

A57
MANCHESTER ROAD

HOWLEY

RIVER
MERSEY

FARRELL
STREET



Terms

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

Available on request.

Business Rates

We would recommend that parties make their own enquiries with the local authority to satisfy themselves with the accuracy of this information.

VAT

All prices quoted are exclusive of, but may be liable to VAT at the prevailing rate.

Legal Costs

Each party to bear their own legal costs in respect of any transaction.

Further Information

Please contact the joint agents for further information.

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