

# HOWLEY INDUSTRIAL PARK

HOWLEY LANE | **WARRINGTON** | WA1 2EB

**TO LET MODERN INDUSTRIAL WAREHOUSE / TRADE COUNTER UNITS**



[howleyindustrialpark.co.uk](http://howleyindustrialpark.co.uk)

**8,800 SQ FT - 45,000 SQ FT (818 SQ M - 4,180 SQ M)**



### 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

# HOWLEY INDUSTRIAL PARK

Siteplan

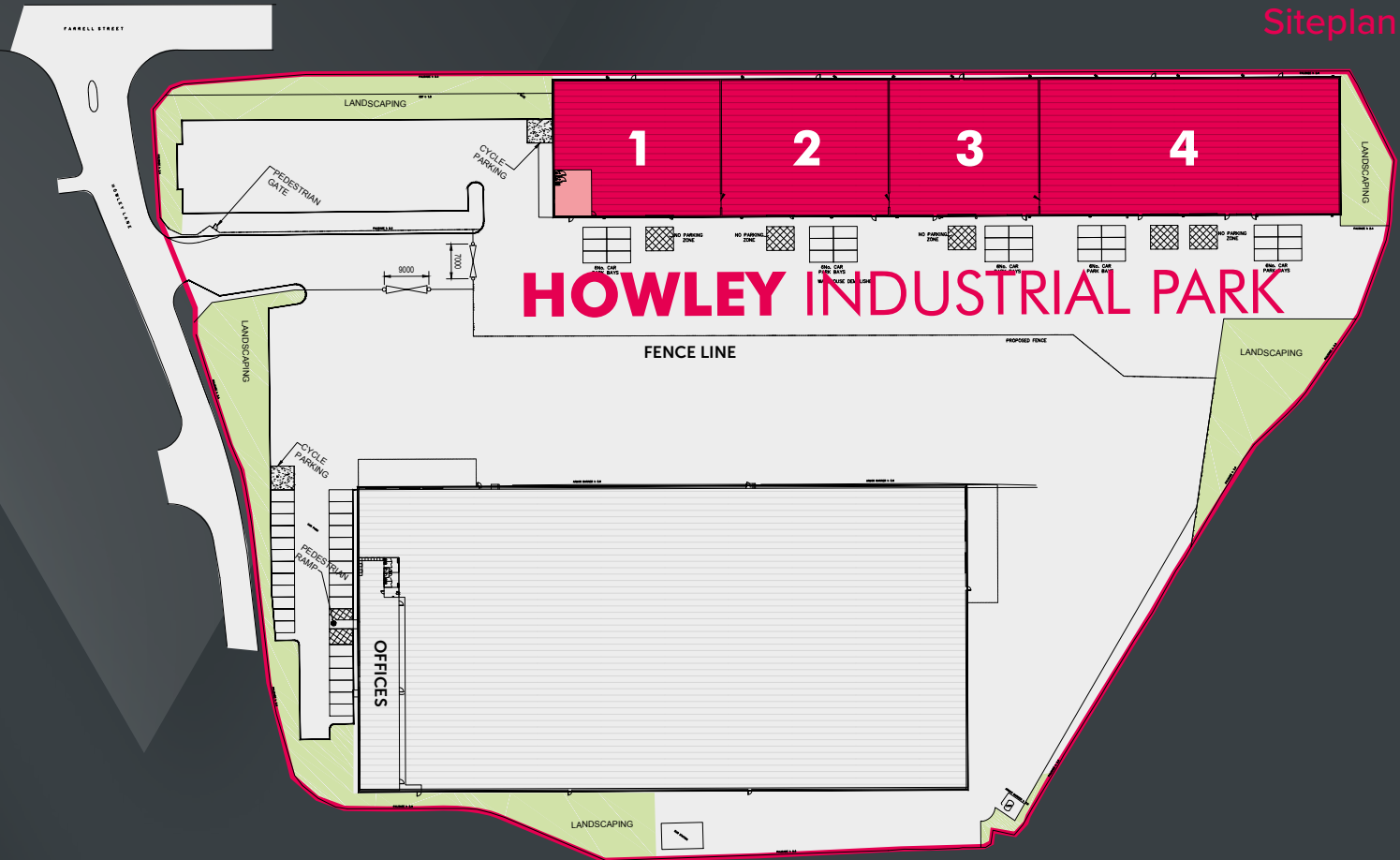
## Description

- Constructed in the 1970's
- Brick elevations
- Steel portal frame construction
- Upto 6.78m eaves height
- Level access loading door
- Office content available at ground floor
- 69 kva power capacity

## 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.

| UNIT         | SQ FT               | SQ M              |
|--------------|---------------------|-------------------|
| Unit 1       | 8,800 sq ft         | 818 sq m          |
| Unit 2       | 8,800 sq ft         | 818 sq m          |
| Unit 3       | 8,800 sq ft         | 818 sq m          |
| Unit 4       | 18,600 sq ft        | 1,728 sq m        |
| <b>Total</b> | <b>45,000 sq ft</b> | <b>4,180 sq m</b> |





LEVEL ACCESS  
LOADING DOOR



STEEL PORTAL  
FRAME CONSTRUCTION



SECURE SELF  
CONTAINED SITE



GROUND FLOOR  
OFFICES



6.78 METRES  
TO EAVES



69 KVA  
POWER CAPACITY

# 8,800 SQ FT - 45,000 (818 SQ M - 4,180 SQ M)





RIVERSIDE  
RETAIL PARK

TO  
M56

GOLDEN SQUARE  
SHOPPING CENTRE

TO  
M62

WARRINGTON  
CENTRAL

HALLIWELL JONES  
STADIUM

TESCO  
SUPERSTORE

COCKHEDGE  
SHOPPING CENTRE

HOWLEY  
LANE

TO  
M6

SAINSBURY'S

A57  
MANCHESTER ROAD

**HOWLEY**  
INDUSTRIAL PARK

RIVER  
MERSEY

FARRELL  
STREET



## Terms

The units are available by way of new full repairing and insuring leases 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.

**CBRE**

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