

TO LET:
INDUSTRIAL/WAREHOUSE UNITS
710 - 9,353 SQ FT

Wharf Industrial Estate

WHARF STREET, WARRINGTON, WA1 2HT



AVAILABLE IN AN
ESTABLISHED LOCATION

Langtree

Wharf Industrial Estate

WHARF STREET, WARRINGTON, WA1 2HT

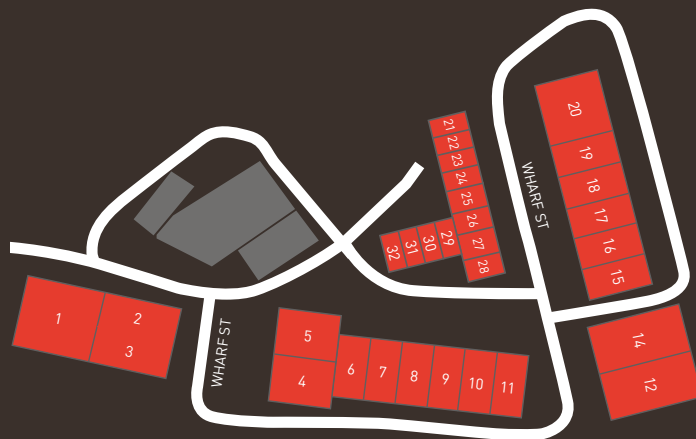
The Site

Wharf Industrial Estate is an established estate to the south of Warrington town centre.

The estate comprises of 31 refurbished industrial units over five terraces, ranging in size from 710 to 9,353 sq ft.

The Details

- Internal offices (selected units)
- Well-proportioned shared yards/car parks
- Eaves height of 3-6m
- Full height loading access (selected units)
- EPC rating of C56 - E118



Schedule of Accommodation

UNIT	SQ FT	UNIT	SQ FT	UNIT	SQ FT
1	9,353	11	3,175	23	721
2	4,553	12	7,448	24	721
3	4,198	14	7,448	25	721
4	4,897	15	3,003	26	1,076
5	4,897	16	3,003	27	1,066
6	3,175	17	3,003	28	721
7	3,175	18	3,003	29	721
8	2,960	19	3,003	30	721
9	3,175	20	6,329	31	710
10	2,560	21 + 22	1,442	32	721

The Location

Located close to the M6 and M62 motorways, the estate is ideally placed to serve the North West. The estate is one mile away from both Warrington Central and Bank Quay train stations, which provide direct links to Manchester and Liverpool.



Sat Nav: WA1 2HT



MANAGED BY



<https://www.langtreepp.co.uk/properties/wharf-industrial-estate>

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. April 2019.

Designed by Future 01925 638 581 www.designbyfuture.co.uk

ON BEHALF OF

