

FOR SALE - 29,228 SQ FT ON 1.88 ACRES

MODERN INDUSTRIAL FACILITY WITH LARGE YARD

HAWLEY POINT | HAWLEYS LANE | WARRINGTON | WA2 8JP





SITUATION

THE PROPERTY IS SITUATED ON HAWLEYS LANE, PROVIDING IMMEDIATE ACCESS TO THE A49 (WINWICK ROAD), A KEY ARTERIAL ROUTE LINKING JUNCTION 9 OF THE M62 WITH WARRINGTON TOWN CENTRE AND THE M56.

Hawleys Lane is a strategic last mile industrial location, lying within 1 mile of Junction 9 of the M62 and 2.7 miles from the M6 / M62 intersection. Warrington Town Centre lies approximately 1.5 miles to the south.

The surrounding area has been extremely successful in attracting blue chip occupiers including Eddie Stobart, Royal Mail, Halfords Autocentre, Topps Tiles, amongst others. Additionally, Junction Nine Retail Park is located adjacent to the property and is home to a number of high profile high street occupiers, providing a range of amenities.



**Eddie
Stobart**



halfords
autocentre

**Topps
Tiles**



DESCRIPTION

The property comprises a self-contained detached industrial warehouse, which was extended approximately 10 years ago. The property has recently been comprehensively refurbished and provides the following specification:



Steel frame construction with brick elevations and metal cladding



Pitched metal clad roof incorporating translucent roof lights



1 level access loading door



Eaves height ranging from 4.00m - 6.29m



LED lighting throughout



Well specified, integral two storey office accommodation



Large self-contained yard area, with electronically gated access, plus separate access for HGVs



Dedicated car parking spaces for approximately 51 vehicles

REFURBISHMENT WORKS

The landlord has recently undertaken significant refurbishment works including:

- New LED lighting in the warehouse
- Internal office decoration
- Repaint of the warehouse floor with epoxy paint
- New metal fencing around the perimeter of the property
- External decoration to the cladding
- Internal decoration of the blockwork
- Refurbishment of the electric roller shutter door



SITE AREA

The site extends to approximately 1.88 acres, providing a **very low cover of 36%**.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following Gross Internal Areas:

Accommodation	GIA (SQ M)	GIA (SQ FT)
Main Warehouse	1,594	17,160
Warehouse Extension	476	5,124
Ground Floor Office	325	3,499
First Floor Office	320	3,445
Total	2,715	29,228



GALLERY



EPC

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

TERMS

The unit is available to purchase with vacant possession.
Price on application.



FURTHER INFORMATION

To discuss the opportunity, or to arrange an inspection please contact:



JON THORNE

jon@b8re.com
01925 320 520
07738 735 632



ROB TAYLOR

rob.taylor@cpp.uk
07825193365



JOHN HARRISON

john@daviesharrison.com
07767648094