



TO LET

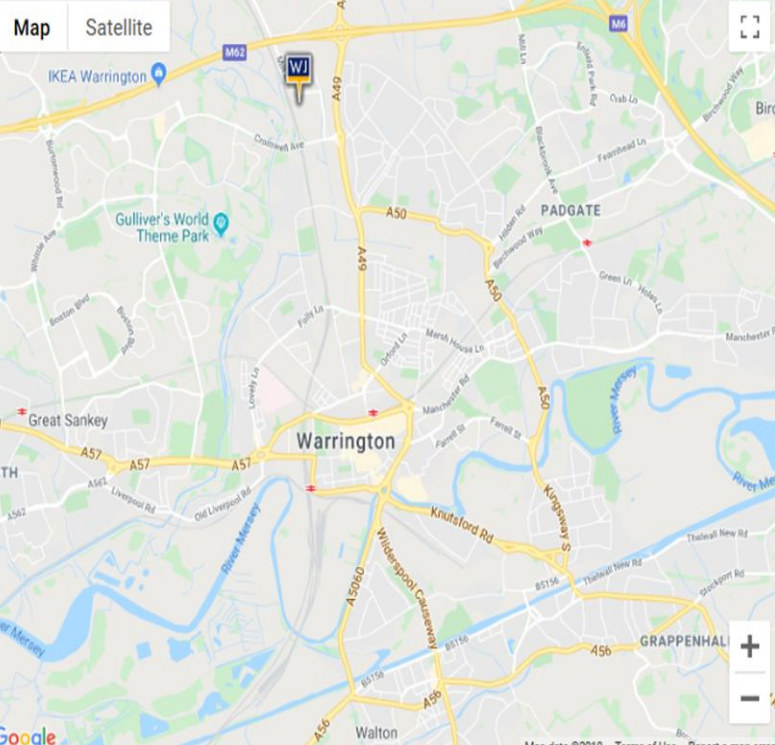
WILLOW COURT

**WEST QUAY ROAD, WINWICK, WARRINGTON
WA2 8UF**



- **Modern Industrial / Workshops**
- **Established Business Location**
- **Close to A49, Junction 9 of the M62 and Junction 21A of the M6**
- **Secure Fenced Site with CCTV**
- **24 Hour Gated Access**

WORKSHOP / INDUSTRIAL UNITS
535-2,670 SQ FT (50-248 SQ M)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
J9, M62	0.9	4	Drive
Junction Nine Retail Park	1.0	20	Walk
J22, M6	2.3	6	Drive
Manchester	18.1	34	Drive

Source: theAA.com

WILLOW COURT

WEST QUAY ROAD, WINWICK, WARRINGTON



DESCRIPTION

Willow Court comprises of 33,775 sq ft of modern workshop / industrial units, split into 2 adjacent blocks, set within a fully fenced estate which benefits from security gates at the entrance and CCTV. The units range in size from 535 - 2,670 sq ft and are of steel framed construction with brick and clad elevations. The estate also benefits from ample car parking.

SPECIFICATION

- Steel frame construction with Brick and Composite clad elevations
- Electricity and Water supply
- Up and over loading door with separate personnel door
- Gated entrance with 24 hour access
- Car parking outside each premises

EPC

The EPC ratings on the available units range from B31 - D90. Copies of individual EPC's are available upon request.

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email northwest@whittlejones.co.uk

LOCATION

Willow Court is located in the established and popular Winwick Quay area of Warrington, Cheshire. Warrington stands on the banks of the River Mersey, 18.5 miles east of Liverpool and 16 miles west of Manchester. The estate benefits from excellent transport links with the A49 less than 1/2 mile away providing direct access to Junction 9 of the M62. Junction 21A of the M6 is less than 2.5 miles away, and is easily accessible via Winwick Link Road. Warrington has two main railway stations, with Warrington Central being the closest just over 2 miles away. The Central station is on the Liverpool to Manchester line.

The estate is situated within 1.2 miles of Junction 9 Retail Park, which provides a variety of national retailers and eateries, including Starbucks, KFC, Nando's amongst others. Warrington Town Centre is located within a 15 minute drive

TERMS

For further details please contact us.



Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY

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