

**TO LET** 13,734 SQ FT  
(1,275.93 SQ M)

MODERN INDUSTRIAL UNIT WITH FITTED OFFICES

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## KEY BENEFITS /

- Great roadside prominence
- Fully fitted first floor offices
- High bay lighting
- 3 phase power
- Excellent parking and loading
- Short flexible term available



**TO LET**  
**INDUSTRIAL PREMISES**  
1,275.93 SQ M - 13,734 SQ FT

**INDUSTRIAL PREMISES / 20 CAMERON COURT, WINWICK QUAY BUSINESS PARK, WARRINGTON WA2 8RE**

## LOCATION

Winwick Quay Business Park is strategically located approx 3 miles north of Warrington town centre and less than 0.5 miles from junction 9 of the M62 motorway.

Located on the A49 Winwick Road which provides the primary commercial retail and leisure offering including Fordton Leisure Park, Gemini Retail Park, and junction 9 retail park

## DESCRIPTION

A modern steel framed industrial/business unit incorporating the following features;

- Concrete floor
- High bay lighting
- Fully fitted first floor offices
- 3 phase power
- Excellent access to junction 8 and 9 M62
- 5m eaves
- Flexible lease term

## ACCOMMODATION

Ground floor warehouse with first floor offices.

	Size (SQ FT)	Size (SQ M)
Ground floor warehouse with first floor offices	13,734	1,275.93
<b>TOTAL</b>	<b>13,734</b>	<b>1,275.93</b>

Measurements are in accordance with the Royal Institution of Chartered Surveyors code of measuring practice.

## LEASE TERM

By way of an assignment of the existing lease or a short term sublet to reflect the existing lease – rent on application.

## EPC

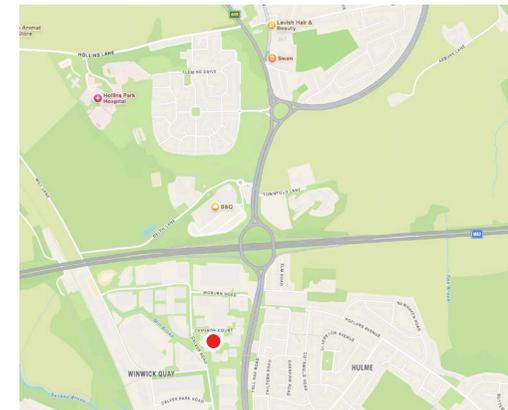
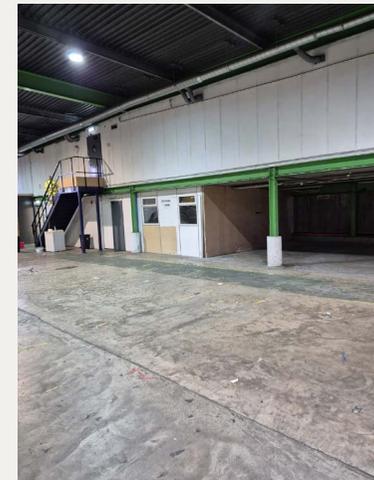
A copy of the Energy Performance Certificate is available upon request.

## BUSINESS RATES

The property has a current rateable value of £60,500 – please note this does not represent rates payable.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful occupier.



## VIEWING

By prior appointment through the agents:

**Joseph Wilshaw**  
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