

TO LET
4 BOWOOD COURT
WINWICK QUAY
WARRINGTON
WA2 8QZ



MID TERRACED INDUSTRIAL UNIT WITH OFFICES

3,560 SQ FT

Location

Bowood Court is accessed directly from Calver Road, which sits within the established Winwick Quay industrial area approximately 1.5 miles from the Centre of Warrington. The estate lies just off the A49 situated with easy access to junction 9 of the M62 motorway and in turn good access to the M6 providing access to the regional motorway network and major cities such as Manchester and Liverpool.

Nearby occupiers and amenities include AAH Pharmaceuticals, Next, Hermes, McDonalds, IKEA, Costa, Aldi, Marks and Spencer, Pure Gym and Boots

Description

The property comprises a modern steel portal framed construction with sheet metal clad elevations beneath a sheet metal clad roof incorporating translucent roof panels. The unit has drive in level loading, via a roller shutter door which leads to a generous yard/parking area to the front of the property. The unit has first floor offices, a kitchen and WC facilities

Floor Areas

3560 sq ft to include the first floor offices

Leasehold price

On Application

Services

Electricity, gas and water are connected to the property

Legal costs

Each party to bear their own costs

Viewing

Please call Jane Marshall on 07801 373974 for an appointment to view

Anti Money laundering requirements

In accordance with anti-money laundering regulations two forms of identification will be required from the potential tenant,

EPC

A copy of the EPC certificate is available on request