

PRIME NORTH WEST LOCATION

# TO LET OPEN STORAGE LAND

1 - 4.74 ACRES  
(0.405 - 1.92 HECTARES)

# WAR

**A49**  
**WINWICK ROAD**  
WARRINGTON



HIGHLY  
PROMINENT  
POSITION



SURFACED AND  
READY FOR  
IMMEDIATE  
OCCUPATION



EXCELLENT  
ACCESS TO  
J9 M62 AND  
TOWN CENTRE

# THE A49 PROVIDES DIRECT ACCESS TO JUNCTION 9 OF THE M62 MOTORWAY



## LOCATION

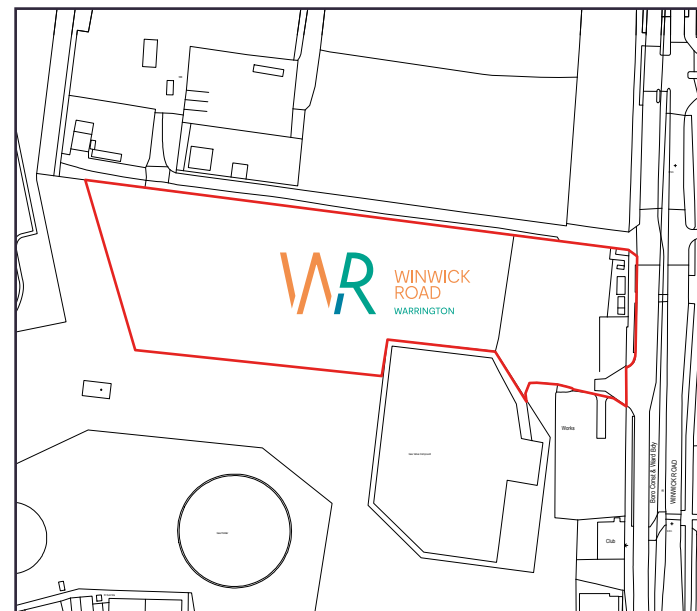
The site is extremely prominently located fronting the A49 Winwick Road, which connects to Junction 9 of the M62 1 mile to the North, and continues South into the centre of Warrington approximately 1 mile away. The M62 provides excellent access to Liverpool to the West and Manchester and the M6 to the East. Connection to the rail network is 2 miles to the South via Warrington Central and Warrington Bank Quay stations and benefits from regular services to Liverpool, Manchester and the West Coast Mainline.

Occupiers in the immediate vicinity include Decathlon, BMW/MINI, McDonalds, FIAT/Nissan and MKM Building Supplies.

## DESCRIPTION

The site is a regular shape and surfaced.

The site is clear of any structures and available for open storage use.



## ACCOMMODATION

Parcels of open storage land are available from 1 acres – 4.74 acres (0.405 – 1.92 hectares).

## TERMS

Available to lease on flexible terms for a period of years to be agreed.

## LEGAL COSTS

Each party will bear their own legal costs.

## RENT

On application.

## VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT.

## FURTHER INFORMATION

For viewing arrangements and further information please contact the joint agents.

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On behalf of



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