



**TO LET**

# HOWLEY QUAY INDUSTRIAL ESTATE

HOWLEY LANE, WARRINGTON, CHESHIRE, WA1 2EL



- Excellent transport links
- Established industrial area
- Good local amenities
- Close to town centre
- Ample car parking and circulation space

**WORKSHOP / INDUSTRIAL UNITS**  
**1,066-2,144 SQ FT (99-199 SQ M)**



## TRAVEL DISTANCE

Location	Miles	Mins	Mode
Warrington Town Centre	1.6	7	Drive
J21A M6	5.8	15	Drive
J10 M62	4.5	13	Drive
Gemini Retail Park	4.3	16	Drive
Manchester	20	50	Drive

Source: theAA.com

# HOWLEY QUAY INDUSTRIAL ESTATE

HOWLEY LANE, WARRINGTON, CHESHIRE



## DESCRIPTION

Howley Quay Industrial Estate totalling 17,310 sq ft, comprises of 13 individual industrial units arranged across three terraced blocks. The units range in size from 1,084 sq ft up to 2,144 sq ft, and units can be combined to create a larger floor area subject to availability.

The units are constructed of steel portal frame with profile metal sheet elevations and mono pitched roofs incorporating translucent sky lights. Internally the units are fitted to a standard specification with an eaves height of 3.5 to 5m whilst providing WC facilities together with roller and personnel door access.

Externally, there is a large central concrete surfaced communal yard with ample on site car parking.

## SPECIFICATION

- Excellent transport links
- Established industrial area
- Good local amenities
- Ample parking and circulation space
- Close to town centre

## EPC

The EPC ratings on the available units range from D90 - D99. Copies of individual EPC's are available upon request.

## LOCATION

Howley Quay Industrial Estate is accessed from Howley Lane, off Farrell Street close to the Sainsburys superstore junction with the A57. The estate is situated approximately 0.5 miles south east of Warrington Town Centre and is within easy reach of the towns main transport links, including the A50, Kingsway S; Mersey Street and the A49 Winwick Road. Warrington is situated at the heart of the UK motorway network, approximately 16 miles east of Liverpool and 15 miles west of Manchester. The town has excellent communications being at the intersection of the M6 and M62.

The estate offers an excellent range of nearby amenities with the Golden Square Shopping Centre less than a 5 minute drive away providing a range of retail outlets, and eateries.

## TERMS

There are a range of flexible leasing options available. For further details please contact us.

## VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666



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

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