

Newly refurbished warehouse with a large secure yard, within 1 mile of J9 of the M62

INDUSTRIAL · WAREHOUSE WITH SECURE YARD

Penlaw House

2 Eagle Park Drive, Warrington WA2 8JA

FLOOR AREA
18,467 sq ft
(1,715.64 sq m)

EAVES HEIGHT
9.3 m
Minimum eaves

LOADING
2 loading doors
Electric drive-in doors

A newly refurbished industrial / warehouse unit of 18,467 sq ft on Eagle Park, Warrington, with a 9.3 m minimum eaves height, two electrically operated drive-in loading doors and a two-storey office block. The unit has a large, fully enclosed concrete yard and a separate staff car park, and lies within 1 mile of Junction 9 of the M62.

Penlaw House, Eagle Park

Penlaw House, 2 Eagle Park Drive, Warrington WA2 8JA


WAREHOUSE


WAREHOUSE & LOADING DOORS


SECURE YARD & STAFF CAR PARK

KEY POINTS

- Newly refurbished industrial / warehouse unit of 18,467 sq ft (1,715.64 sq m)
- 9.3 m minimum eaves height
- Single span steel portal frame
- 2 x electrically operated drive-in loading doors
- Large, fully enclosed concrete yard
- Separate staff car park
- LED lighting
- Two-storey office block with welfare amenities
- Quoting rent of £12.50 per sq ft

ACCOMMODATION

Ground – warehouse	16,345 sq ft	1,518.50 sq m
Ground – office	1,061 sq ft	98.57 sq m
First – office	1,061 sq ft	98.57 sq m
Total	**18,467 sq ft**	**1,715.64 sq m**

Floor areas are approximate.

RENT

The property is available immediately at a quoting rent of:

Rent per sq ft	£12.50 per sq ft
Total	**£230,837.50 per annum**

TERMS

Terms	Available on a new lease on terms to be agreed

DESCRIPTION

Penlaw House is a detached industrial / warehouse unit of single span steel portal frame construction, with profile-clad elevations beneath a pitched roof incorporating roof lights. The unit has been newly refurbished throughout.

The warehouse offers a minimum eaves height of 9.3 m, LED lighting and two electrically operated drive-in loading doors. A two-storey office block, including welfare amenities, is provided to the front of the building.

Externally, the property benefits from a large, fully enclosed concrete yard and a separate staff car park. A virtual tour is available at madesnappy.co.uk/tour/1gf2fg328ac.

Penlaw House, Eagle Park

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PROPERTY INFORMATION

Availability	Available now
EPC	Upon enquiry
Legal costs	Each party will be responsible for their own legal costs
Anti-money laundering	Under the Money Laundering Regulations the purchaser or tenant may be asked for proof of identity and, on a purchase, proof of funds
Business rates	Rateable value £149,000. Interested parties should make their own enquiries with Warrington Borough Council
VAT	To be confirmed
Virtual tour	madesnappy.co.uk/tour/1gf2fg328ac
Viewings	Strictly by appointment through Williams Sillitoe: **Mark Sillitoe** · 07970 072128 · ms@willsill.co.uk **Harry Hehir** · 07392 582173 · hh@willsill.co.uk

SITE AERIAL



Aerial photograph for identification purposes only. Subject property outlined in yellow.

Penlaw House, Eagle Park

Penlaw House, 2 Eagle Park Drive, Warrington WA2 8JA

LOCATION

Eagle Park is located on Hawleys Lane, just off Winwick Road (A49), which provides dual carriageway access to Junction 9 of the M62. Eagle Park is strategically located within 1 mile of Junction 9 of the M62 and 3 miles from the M6/M62 intersection, giving excellent access to Manchester, Liverpool and the wider North West. Warrington town centre lies approx. 1.5 miles to the south.

RAILWAY STATION
1.5 miles
Warrington Central station

NEAREST TOWN
1.5 miles
Warrington town centre, south

MOTORWAY
1 mile
M62 Junction 9 via the A49

MOTORWAY
3 miles
M6 / M62 intersection

AIRPORT
15 miles
Liverpool John Lennon Airport

AIRPORT
18 miles
Manchester Airport

LOCATION MAP



Postcode WA2 8JA

Map for identification purposes only – not to scale.

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IMPORTANT NOTICE

Floor areas. Floor areas are approximate. Purchasers and tenants must satisfy themselves that the floor areas are correct.

Anti-money laundering. Under the Money Laundering Regulations the purchaser or tenant may be asked for proof of identity and, on a purchase, proof of funds.

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