

TO LET / FOR SALE -

# OWEN STREET

Owen Street, Warrington, WA2 7PA



## Key Highlights

- 12,170.87 sq ft
- Gated access from Owen Street and Dallam Lane
- Fully fenced
- Ample parking / yard
- To be refurbished
- 12,170 sq ft on 1.04 Acre
- Detached

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[savills.co.uk](http://savills.co.uk)



## Description

The property consists of a 12,105 sq ft industrial warehouse located off Owen Street in Warrington.

The unit benefits from the following specification:

- 1.04 acre concreted site
- Secure Yard
- Five surface level roller shutter doors
- External office with staff welfare facilities
- Ample yard space with circulation areas
- Separate storage
- Dual Access

## Location

The site is situated within a strategic location between both Manchester and Warrington. Located 3 miles north of Warrington town centre and less than 0.5 miles from J9 of the M62 motorway. The site benefits from a prominent location with good visibility, accessed off A49 (Winwick Road). The site is accessed off both Owen Street and Dallam Lane, located off the A49 Winwick Road, which provides the primary commercial retail and leisure offering in Warrington, including Fordton Retail Park, Gemini Retail Park and Junction Nine Retail Park. Local occupiers include Ikea, Tesco, Pentagon Ford, MKM and Travis Perkins.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	8,801.11	817.65	Available
Unit - Reception	708.05	65.78	Available
Unit - Back Office	170.61	15.85	Available
Unit - Welfare	307.74	28.59	Available
Unit - Storage	714.94	66.42	Available
Unit - Rear Storage	1,468.42	136.42	Available
<b>Total</b>	<b>12,170.87</b>	<b>1,130.71</b>	

## Viewings

Viewings to be arranged through Savills or joint agent.

## Terms

The property is available by a new lease on terms to be agreed. The vendor may consider a freehold sale.

## Business Rates

Upon Enquiry

## Contact

### Jonathan Williams

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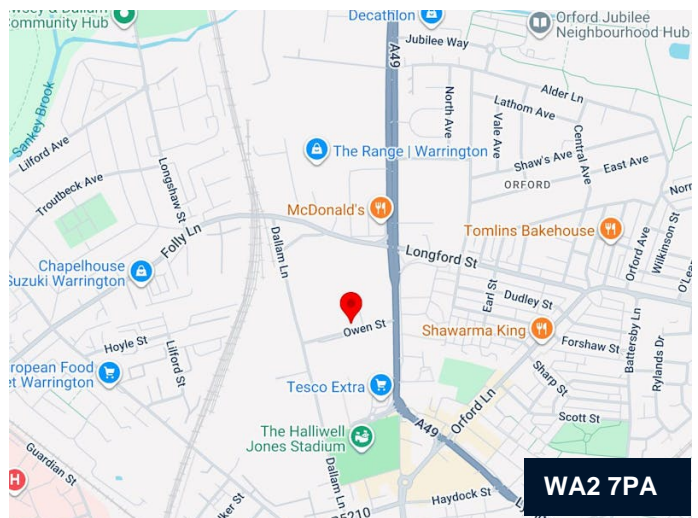
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