

# WARRINGTON CENTRAL

## TRADING ESTATE

RECENTLY REFURBISHED INDUSTRIAL UNITS  
AVAILABLE IN AN ESTABLISHED LOCATION



UNITS TO LET 1,172 - 19,472 SQ FT  
COMPOUNDS TO LET 0.4 - 2.3 ACRES  
BEWSEY ROAD, WARRINGTON WA2 7LP



## THE SITE

Warrington Central Trading Estate comprises of 15 industrial/warehouse units totalling approximately 122,400 sq ft. The units range in size from 1,172 to 19,472 sq ft and can be easily combined. Also on site are 6 secure compounds ranging in size from 387 to 11,132 sq yds.

## THE DETAILS

Key features of the site include:

- ◆ Security lighting
- ◆ Extensive parking
- ◆ Flexible lease terms
- ◆ Common area maintenance
- ◆ Overhead crane (selected units)
- ◆ Close to major road and rail networks
- ◆ Locally managed site

## THE LOCATION

Warrington Central Trading Estate is strategically situated 350 metres to the north of the town centre. The site is less than 0.5 miles away from Warrington Central Train station, which provides direct links to Manchester and Liverpool. Both the M6 and M62 motorways are close by, ensuring the site is ideally placed to serve the North West.



### SCHEDULE OF ACCOMMODATION

Unit	1	2	4	5	6	6a	7	7a
Size (sq ft)	9,227	19,472	6,628	11,101	9,600	5,474	7,500	7,500
Unit	8	9	11	12a	12b	12c	12d	
Size (sq ft)	17,157	7,431	12,900	3,250	1,760	1,983	1,172	
Compound	A	Ba	Bb	C	D	E		
Size (sq yds)	1,307	11,132	3,146	2,081	1,839	387		



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