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TO LET

HOWLEY QUAY INDUSTRIAL ESTATE

HOWLEY LANE | WARRINGTON | WA1 2EL

INDUSTRIAL UNITS

1,066 - 2,144 SQ FT (99 - 199 SQ M)

KEY FEATURES

- Excellent Transport Links
- Large Shared Yard For Easy Access And Manoeuvrability
- Established And Well-Maintained Estate
- WC Facilities
- Nearby Amenities



CONTACT US:

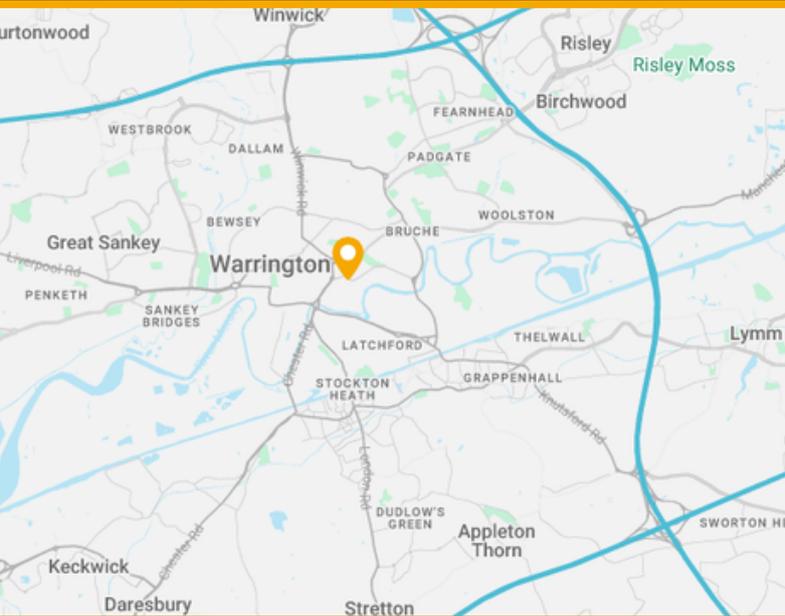
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HOWLEY QUAY INDUSTRIAL ESTATE

HOWLEY LANE | WARRINGTON | WA1 2EL



LOCATION

Howley Quay Industrial Estate is located approximately 0.5 miles south-east of Warrington town centre, on Howley Lane, just off Farrell Street.

Warrington is strategically positioned at the heart of the UK motorway network, around 16 miles east of Liverpool and 15 miles west of Manchester. The town benefits from excellent road connectivity, being situated close to the intersection of the M6, M56, and M62 motorways, making it a prime location for logistics and light industrial operations.

MODERN INDUSTRIAL UNITS 1,066 - 2,144 SQ FT

DESCRIPTION

Howley Quay Industrial Estate comprises 13 modern industrial units arranged across three terraced blocks, totalling 17,310 sq ft. The units are of steel portal frame construction with profile metal sheet elevations and mono-pitched roofs incorporating translucent roof lights for improved natural light. Internally, each unit provides a standard specification including WC facilities, a manually operated roller shutter loading door, and separate pedestrian access. Externally, the estate features a large central concrete-surfaced yard, providing ample parking and turning space for commercial vehicles, enhancing operational efficiency for occupiers.

KEY FEATURES

- Manually operated up and over loading doors.
- Separate personnel access doors.
- Large shared concrete yard for easy access and manoeuvrability.
- Established and well-maintained estate environment.
- Translucent roof panels for natural light.
- Warrington town centre close by.
- Good range of shops and food outlets nearby.
- Excellent access to M6, M62 and M56.
- Approximately 15 miles from Manchester and 16 miles from Liverpool.



EPC

The EPC ratings on the units range up to D90. A copy of the individual EPC certificates are available upon request.

TERMS

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

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



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