

Bishops Court

Calver Road, Winwick Quay, Warrington, WA2 8QY



3 Modern Industrial Units To Let

- Modern refurbished industrial units
- From 12,364 sq ft to 26,233 sq ft approx.
- High quality integral offices
- Excellent business location
- Close proximity to J9 M62
- Undergoing comprehensive refurbishment

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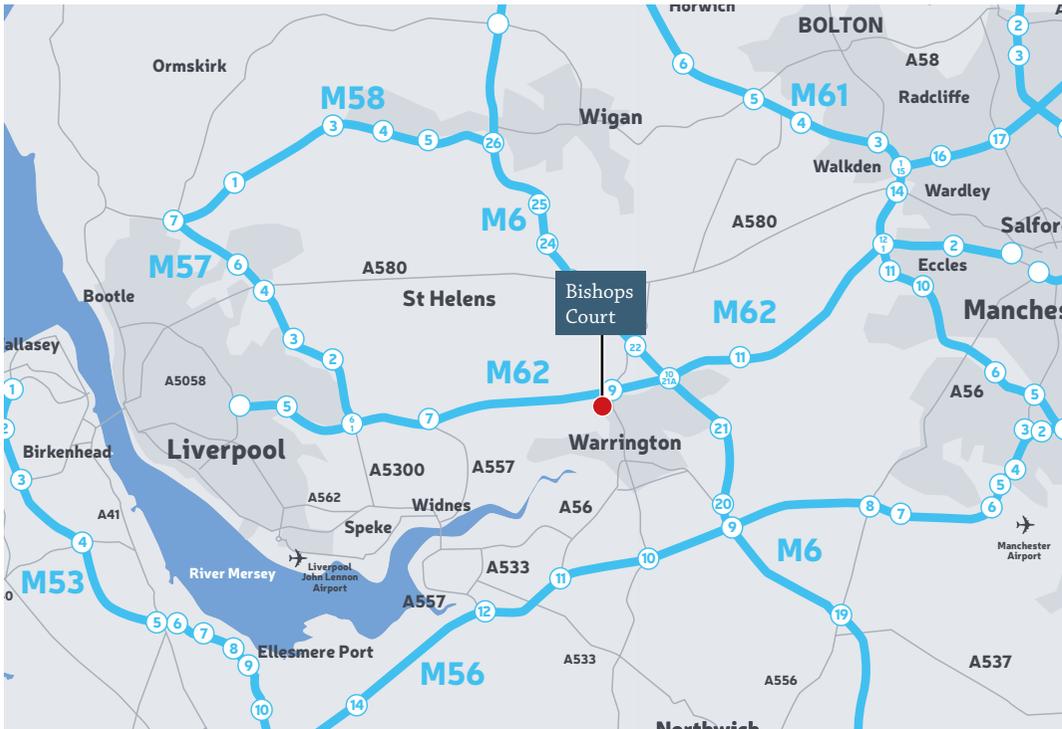
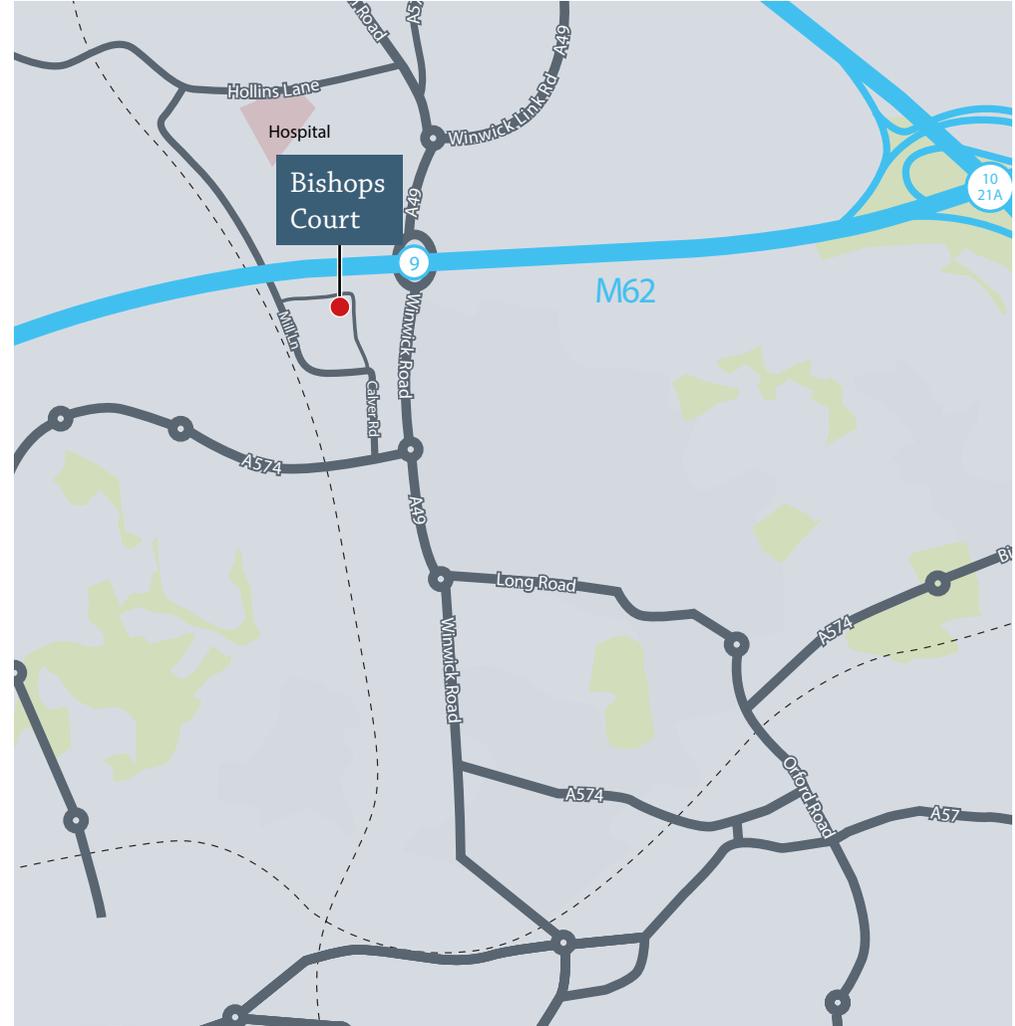
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Location

Bishops Court is a popular business location and is accessed directly from Calver Road, in an established commercial location, approximately 1.5 miles from the centre of Warrington.

The location lies just off the A49 providing excellent access to the Winwick Quay Industrial area and the regional motorway networks via the M60 and M62 motorways.

Nearby occupiers include Christian Salvesen, Ikea and Marks and Spencer.



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Description

The units are of steel portal frame construction, with part brick, part PVC coated metal elevations under a profile insulated roof incorporating 10% natural roof lights.

- Concrete floors throughout
- High intensity sodium lighting
- Eaves height approx. 5m
- Dedicated car parking
- High quality integral offices over first & ground floor
- A full height roller shutter door

The offices are decorated to a high standard and include carpeting, suspended ceilings with inset fluorescent Cat II lighting and heating.



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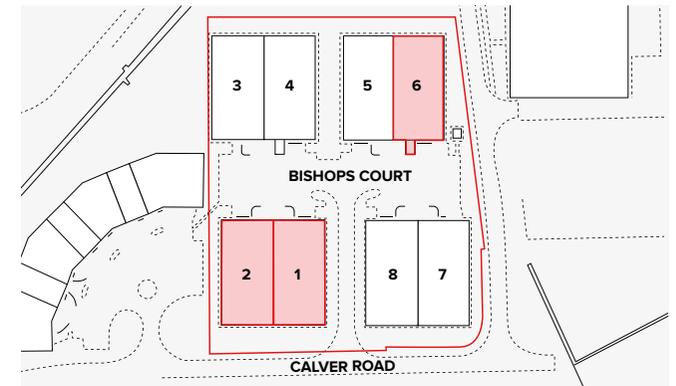
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Availability

Unit 1	12,364 sq ft	1,148.65 sq m
Unit 2	13,869 sq ft	1,288.47 sq m
Unit 6	13,544 sq ft	1,258.28 sq m



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Rental

£4.50 PSF.

Terms

The property is available on a new lease on full repairing and insuring terms for a number of years to be agreed.

VAT

VAT will be charged where applicable at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Subject to Contract

Viewing

Viewing and further information strictly by prior arrangement with Vicki Cook, Hollins Murray Group 0161 929 9666
Simon Hampson/ Jack Weatherill, WHR 0161 228 1001
Andrew Littler, Littler & Associates 0161 237 1873



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Photographs and Plans

Any photographs and plans in this iBrochure were correct at the time of production and are for reference, rather than fact.

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