

# Highly Prominent Industrial Unit with Large Secure Yard Area

# TO LET



Howley Point, Holmsfield Road, Warrington WA1 2DS  
13,342 sq ft (1,240 sq m) on 1.68 acres.



# PROPERTY SUMMARY:

## LOCATION

Howley Point is located to the east of Warrington Town Centre, with an extensive frontage to Farrell Street. The immediate surrounds are considered to be a well-established commercial location. There are a number of notable occupiers including Travis Perkins, Magnet, Auto Seven and Warrington Fire Testing.

Junction 9 of the M62 is approximately 2.8 miles to the North via the A49. Manchester City Centre is approximately 18 miles northeast and Liverpool City centre is approximately 20 miles to the east.

## DESCRIPTION

The property comprises a self-contained unit of steel portal frame construction, consisting of a large workshop alongside recently refurbished office accommodation to the front of the site.

The property benefits from a large tarmacadam yard and provides ample dock and level loading across two elevations.



## ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	9,920	921.9
Office	3,423	318.1
<b>Total</b>	<b>13,343</b>	<b>1,239.0</b>

## KEY DETAILS

The property comprises of a well-presented industrial unit extending to 13,343 sq ft (1,239.0 sq.m).

The unit benefits from the following:

- Highly prominent and accessible location
- Established industrial zone
- Extensive site of 1.68 acres
- Fully secure fenced perimeter
- Low site coverage of c. 38%
- Approximately 5m eaves
- Dock and level loading across two elevations
- High quality office, reception and staff accommodation



## TERMS

The property is available by way of a sublease or lease assignment. Further details are available on request.

## BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

## EPC

The Energy Performance Certificate is B (43).

## VAT

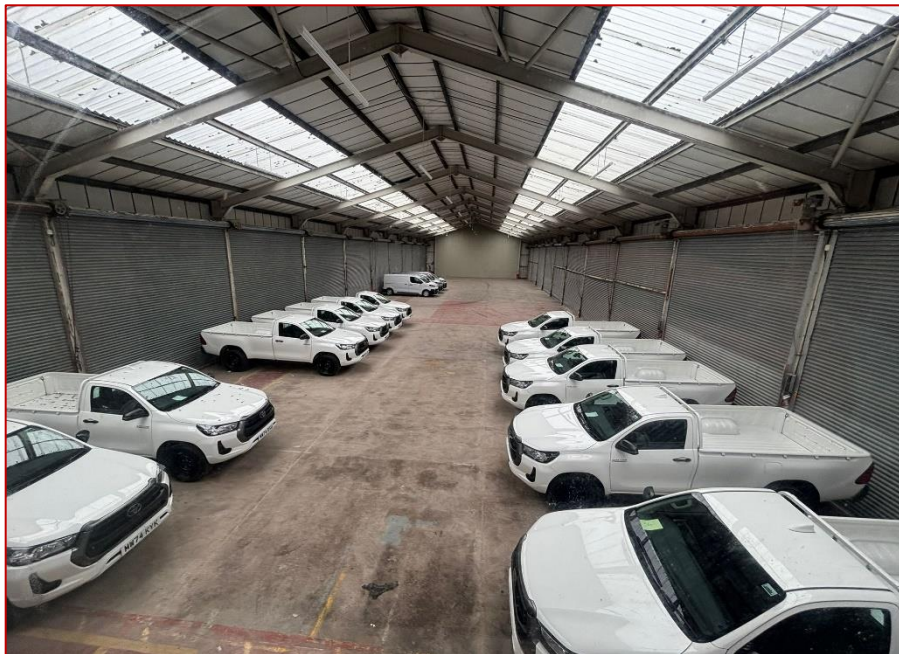
Rents quoted are exclusive of VAT.

## LEGAL COSTS

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

## VIEWING / FURTHER INFORMATION

Strictly by appointment with the sole agent, Knight Frank.



# Contact



For further information, or to arrange a viewing, please contact a member of the Knight Frank Agency Team:

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## Anti-Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Date of Details: February 2025

Date of Photographs: February 2025

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