

MODERN WAREHOUSE UNIT
3,902 SQ FT - TO LET



**Unit 40 Gateway 49 Trade Park, Kerfoot Street,
Warrington, WA2 8NT**

3,902 sq ft

- End terrace industrial/warehouse unit
- 6m Eaves
- One Electric Level Access Loading Door
- Good access to both M6 and M62 motorways

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www.b8re.com

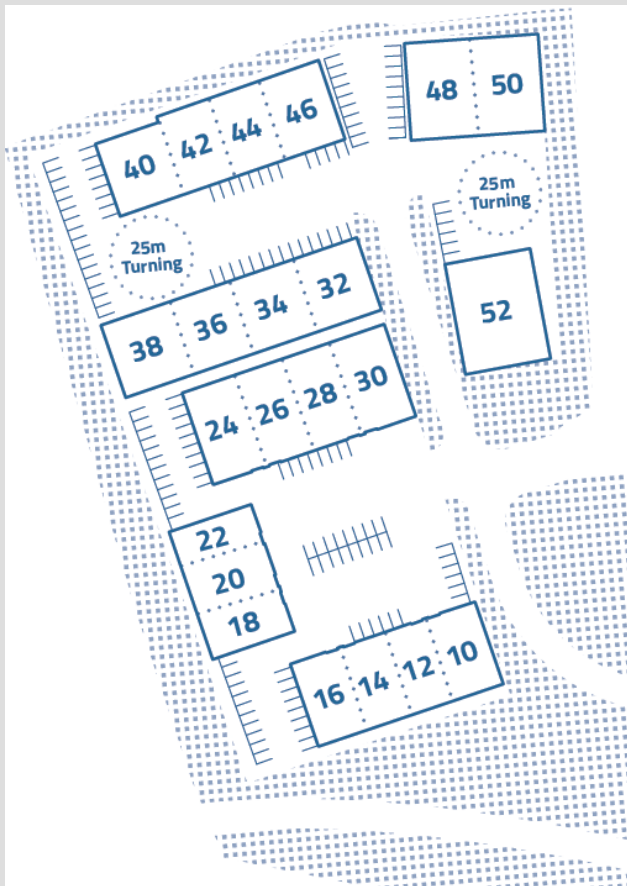
LOCATION

Gateway 49 is an established trade park offering industrial units ranging from 2,953 sq ft to a combined 15,698 sq ft for B1, B2 & B8 light and general industrial/warehousing uses.

Located off A49 Winwick Road, which is the major arterial dual-carriageway linking Warrington town centre with the M62 motorway at Junction 9. The site sits 1 mile north of Warrington town centre, approximately 2 miles to the M62 J9 and 3 miles to the M6 J21.

FLOOR AREA

The unit extends to a gross internal area of 3,902 sq ft



DESCRIPTION

The unit benefits from the following specification:

- Modern specification and build
- 6m eaves
- Electronic Loading Door
- Warehousing lighting
- 3 Phase power and gas supply
- Good parking provision

TERMS

The property is available on a new fully repairing and insuring lease on terms to be agreed.

Rental price on application.

VIEWINGS

For further information please contact:

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