

TO LET:
INDUSTRIAL/WAREHOUSE UNITS
710 - 9,353 SQ FT

Wharf Industrial Estate

WHARF STREET, WARRINGTON, WA1 2HT



**AVAILABLE IN AN
ESTABLISHED LOCATION**

Langtree

Wharf Industrial Estate

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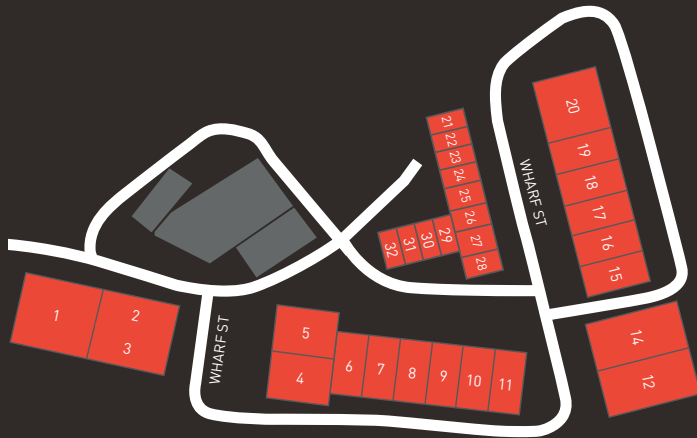
The Site

Wharf Industrial Estate is an established estate to the south of Warrington town centre.

The estate comprises of 31 refurbished industrial units over five terraces, ranging in size from 710 to 9,353 sq ft.

The Details

- Internal offices (selected units)
- Well-proportioned shared yards/car parks
- Eaves height of 3-6m
- Full height loading access (selected units)
- EPC rating of C56 - E118



Schedule of Accommodation

UNIT	SQ FT	UNIT	SQ FT	UNIT	SQ FT
1	9,353	11	3,175	23	721
2	4,553	12	7,448	24	721
3	4,198	14	7,448	25	721
4	4,897	15	3,003	26	1,076
5	4,897	16	3,003	27	1,066
6	3,175	17	3,003	28	721
7	3,175	18	3,003	29	721
8	2,960	19	3,003	30	721
9	3,175	20	6,329	31	710
10	2,560	21 + 22	1,442	32	721

The Location

Located close to the M6 and M62 motorways, the estate is ideally placed to serve the North West. The estate is one mile away from both Warrington Central and Bank Quay train stations, which provide direct links to Manchester and Liverpool.



Sat Nav: WA1 2HT

<https://www.langtreepp.co.uk/properties/wharf-industrial-estate>

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