



## Units 2-4, Bowood Court, Warrington

Units 2-4, Bowood Court, Winwick Quay, Warrington, WA2 8QZ

**A terrace of three units fully available individually or together**

**3,310 to 12,960 sq ft**  
(307.51 to 1,204.02 sq m)

- Drive in level loading with roller shutter access
- Concrete warehouse floors
- Roof lights throughout the warehouse
- Internal offices
- Demised parking
- Generous yard area

# Units 2-4, Bowood Court, Warrington, Units 2-4, Bowood Court, Winwick Quay, Warrington, WA2 8QZ

## Summary

Available Size	3,310 to 12,960 sq ft
Rent	Rent on Application
EPC Rating	Upon Enquiry

## Description

The property comprises three adjoining industrial units which form part of a larger terrace. The units are of steel portal frame construction with sheet metal clad elevations beneath a sheet metal clad roof incorporating translucent roof panels. The accommodation has undergone a light refurbishment with all three units benefitting from drive in level loading via a roller shutter door which leads to a generous yard/parking area to the front of the property. All the units benefit from internal offices, kitchenettes with both male and female WC facilities available. The units have an eaves height ranging from 3.75m to 4.8m.

## Location

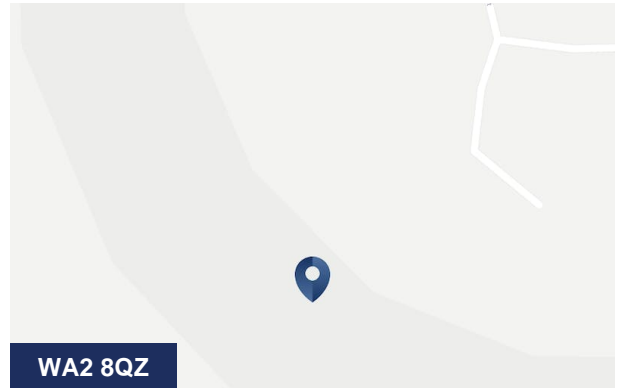
Bowood Court is accessed directly from Calver Road which sits within the established Winwick Quay industrial area located approximately 1.5 miles from the centre of Warrington. The estate lies just off the A49 situated with easy access to Junction 9 of the M62 motorway and in turn good access to the M6 providing direct access to the regional motorway network and major cities such as Manchester and Liverpool.

Nearby occupiers and amenities include AAH Pharmaceuticals, Next, Hermes, McDonalds, IKEA, Costa, Aldi, Marks and Spencers, Pure Gym and Boots.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Unit - 2	3,310	307.51	Available
Unit - 3	5,550	515.61	Available
Unit - 4	4,100	380.90	Available
<b>Total</b>	<b>12,960</b>	<b>1,204.02</b>	



## Viewing & Further Information

### Jack Weatherilt

07920468487

jack.weatherilt@dtre.com

### Andrew Lynn

02033289119 | 07795107469

andrew.lynn@dtre.com

### Joe Wilshaw (Roberts Vain Wilshaw)

07917647213

### Jane Marshall (Roberts Vain Wilshaw)

07801 373974