New build industrial units

For sale/to let

3,126 - 15,698 sq ft

GATEWAY 49

PHASE 3

A49 WARRINGTON

REVISED PRICING FOR FINAL PHASE

OCCUPIERS INCLUDE

CROWN TRADE · CTD ceramic tile distributors · euro cell · ELECTRIC CENTER · SCREWFIX · Al Murad TILES · BODYACTIVE muscle & fitness stores · HOLLAND HOUSE · GOLDEN GATES HOUSING · JEWSON · TOOLSTATION · arco

Industrial

langtree

THE SITE

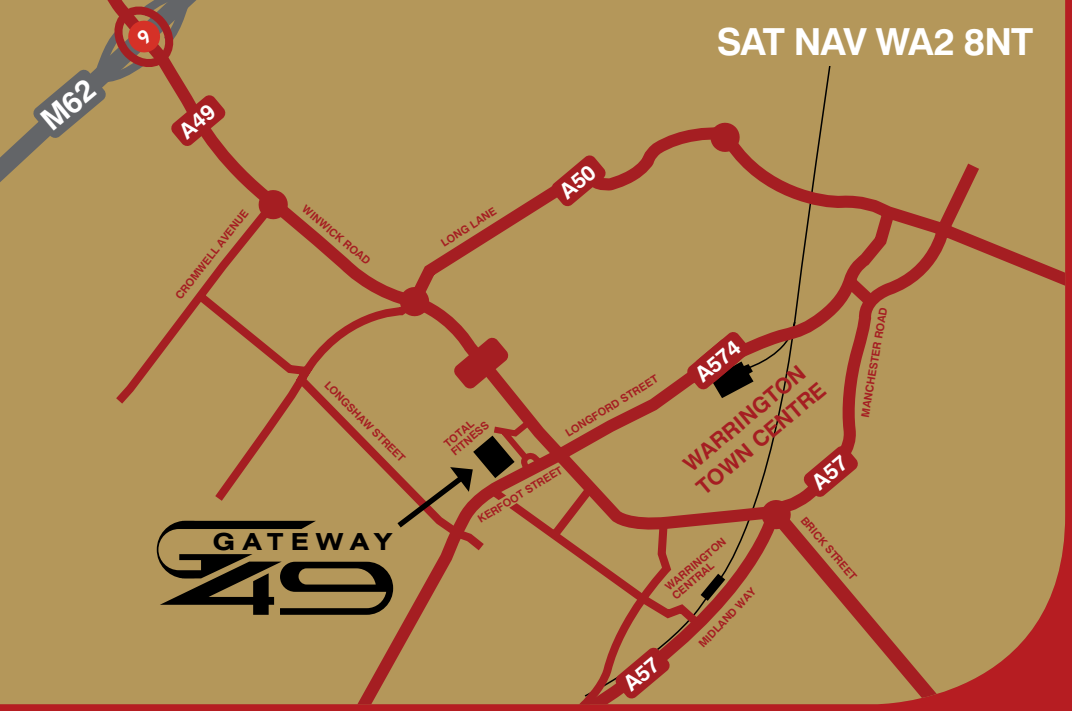
Gateway 49 is now an established business park, and building on its success of phases 1 and 2 a third phase has recently been completed providing a further 11 business and trade counter units with ample car parking.

Unit benefits fom the following specifications:

- Units range from 3,126 to 7,272 sq ft
- Units can be combined to provide up to 15,698 sq ft
- 6m eaves height
- Roller shutter doors
- Phase 3 Electricity

THE DETAILS

UNIT	32	34	36	38	40	42	44	46	48	50	52
SQ FT	4,700	3,126	3,168	4,704	3,902	3,293	3,292	4,229	5,014	5,025	7,272
SQ M	437	290	294	437	363	306	306	393	466	467	676



THE LOCATION

Gateway 49 is located off the A49 Winwick Road, approx 1 mile north of Warrington Town Centre and 2 miles south of Junction 9 of the M62 Motorway.

The park is located less than half a mile north of the Tesco superstore and Warrington Rugby League Stadium.

THE TERMS

The units are available for sale or to let.

WWW.LANGTREEGROUPPLC.CO.UK/GATEWAY49

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