

Smith AND SONS

PROPERTY CONSULTANTS

Industrial

Craven Court, Winwick Quay, Warrington, Cheshire WA2 8QU



Description

Home to 32 industrial units, this estate is ideal for small and growing businesses seeking their first or next industrial unit or workshop. Excellent road links provide easy access across the UK. Units feature roller shutters, 24-hour access, generous loading bays and on-site security. Flexible licence agreements enable quick occupation and the option to lease additional units as business requirements grow.

Location

Located approximately three miles north of Warrington town centre within the Winwick Quay Industrial Estate, just south of Winwick village, the estate benefits from excellent transport links via the M62 and M6, providing access across the UK. A range of nearby amenities includes retail parks, supermarkets, cafés and restaurants, with Warrington town centre only a short drive away.

0151 647 9272

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Rental Price

From £12.17 per Sq.Ft

Tenure

By way of a flexible license arrangement.

Accommodation

Unit 16	157.99m ²	1700ft ²
Unit 21	51.11m ²	550ft ²
Unit 11	51.11m ²	550ft ²
Unit 31	213.75m ²	2300ft ²

Rating Assessment

Unit 21 RV 2026	£5,400
Unit 16 RV 2026	£14,000
Unit 11 RV 2026	£5,100
Unit 31 RV 2026	£17,750

Legal Costs

Each party to be responsible for their own legal costs.

Other Info

Details prepared August 2026.

VAT Statement

All prices and rents quoted are exclusive of VAT.

By appointment with sole agent, contact;



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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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