

On the instructions of



FOR SALE

**FORRESTWAY**  
BUSINESS PARK  
Forrest Way, Warrington WA5 1DF

WARRINGTON TOWN CENTRE



NEW LINK ROAD



**PLOTS FROM 1-18 ACRES**  
FOR INDUSTRIAL / WAREHOUSE / OFFICES

[forrestwaybusinesspark.co.uk](http://forrestwaybusinesspark.co.uk)



THE SITE PROVIDES AN IMPORTANT STRATEGIC DEVELOPMENT OPPORTUNITY. PLOTS ARE AVAILABLE FOR SALE FROM 1 - 18 ACRES

The site has outline planning permission for B1, B2 and B8 use and up to 250,000 sq. ft. of space.

- B1 (a) office use
- B1 Business Units
- B2 general industry
- B8 storage and distribution

## LOCATION

Forrest Way Business Park is situated 1.5 mile to the south west of Warrington Town centre with good access to the A57, A49 and other main arterial roads leading to the national motorway network.

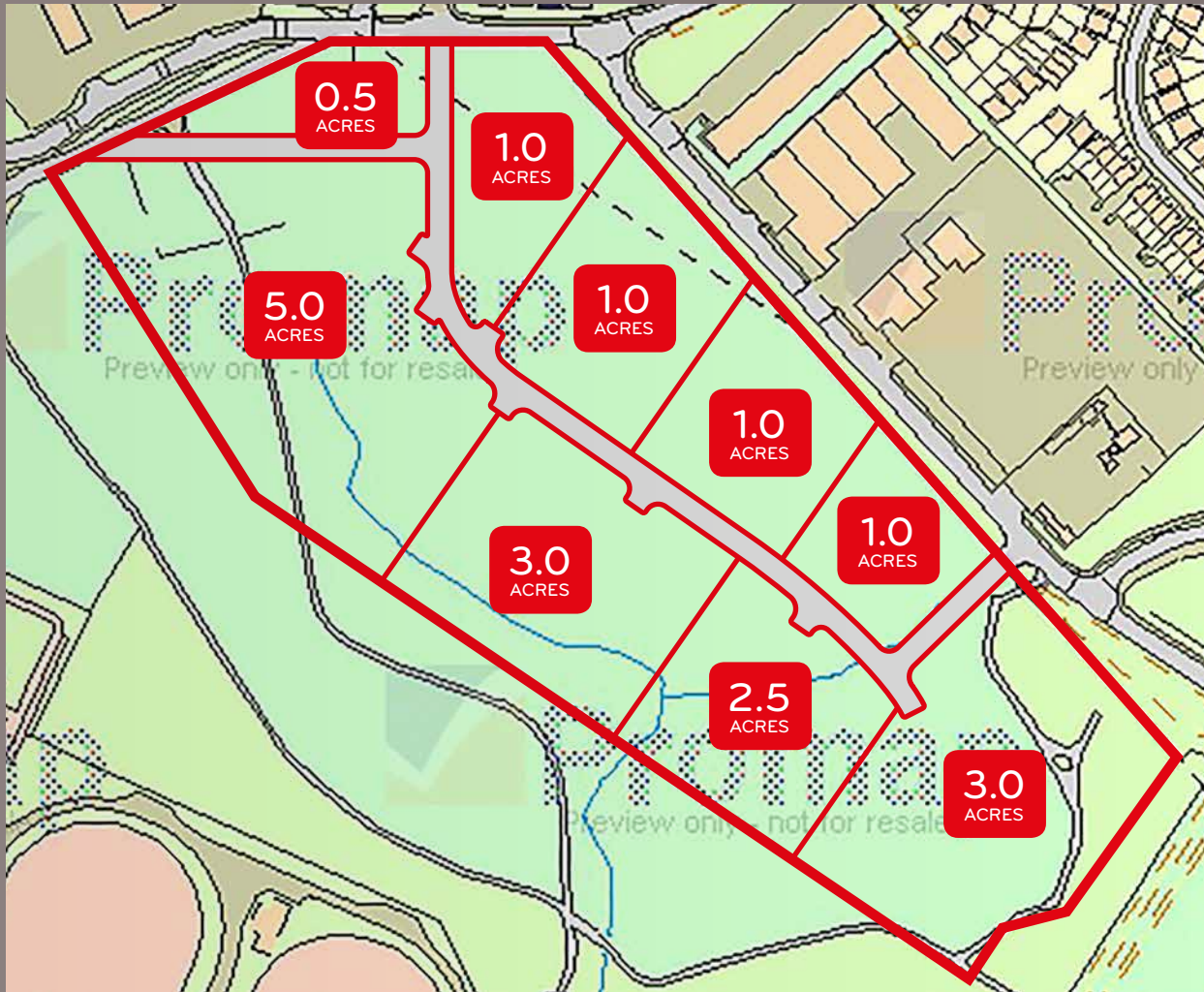
Warrington occupies a strategic location in the North West with superb access to M62, M6 and M56 motorways. Major occupiers in the area include Unilever, Royal Mail, Asics, Morrisons and Hagemeyer.



WELCOME TO WARRINGTON



## ILLUSTRATIVE PLOTS



## LAND SALES

Forrest Way is available by way of plot sales on a freehold basis.

Plots are available from 1- 18 acres subject to requirements.

## FEATURES

The development would suit:

### INDUSTRIAL / WAREHOUSE

Buildings up to 100,000 sq ft  
Dock and drive in loading  
Good yards  
Eaves height up to 15m  
(subject to planning)  
50kN/m2 floor loading

### BUSINESS UNITS

Light industrial specification

### OFFICES

Suspended ceilings  
Lift access  
LG3 lighting  
W/C and kitchen areas  
Raised floors

## TERMS

Freehold.

## PRICE

On application.



## TRAVEL DISTANCES:

Chester	22.4 miles	34 mins
Liverpool	19.8 miles	32 mins
Manchester	20.5 miles	30 mins

## COMMUNICATIONS

### ROAD

- J20 M6 - 6.3 miles
- J9 M62 - 3.9 miles
- J12 M56 - 5.9 miles

### AIR

- Manchester International Airport - 17.6 miles
- Liverpool John Lennon Airport - 12.2 miles

### RAIL

- Warrington Bank Quay Station is within 1.5 miles and provides direct links to London Euston (1 hr 45 mins) and Edinburgh (3 hrs).
- Warrington Central is within 1.8 miles and provides direct links to Manchester Piccadilly (22 mins) and Liverpool Lime Street stations (28 mins)

Jct 7  
M62

Jct 9  
M62

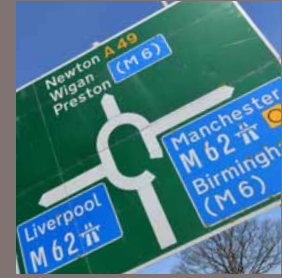
Jct 21  
M6

Jct 7  
M56

## CENTRAL LOCATION BETWEEN M6/M62 & M56



SAT NAV WA5 1DF



## FURTHER INFORMATION

For further information please contact the agents, or visit [forrestwaybusinesspark.co.uk](http://forrestwaybusinesspark.co.uk)

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