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COCKHEDGE



UNIT 17

Cockhedge Shopping Park  
Warrington, Cheshire  
WA1 2QQ

Local Occupiers Include

ASDA THE COFFEE HOUSE savers indigo sun

Angling Direct GREGGS cardfactory

British Heart Foundation

GYMS

### DESCRIPTION

The centre benefits from excellent transport links, located close to Warrington's main railway stations and bus interchange, and is within easy reach of other key town centre attractions including Golden Square and Time Square. On-site amenities include free parking for approximately 500 vehicles.

### UNIT SIZE

Total Area: 1,548 sq.ft (148.8 sq.m)

### RENT

£50,000 PAX

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £2,095 to YE March 2026

Insurance: TBC

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



17

Retail Units On-Site



170,103 sq.ft

Total Area



What Three Words

script.glaze.love

# COCKHEDGE CENTRE

# SITE PLAN



## SHEET ANCHOR EVOLVE

part of **M**Core



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**Viewing**  
Strictly via prior appointment  
with the appointed agents

**LYONS  
THOMPSON  
LETT**  
PROPERTY CONSULTANTS

**Richard J Lyons**

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Phil@cnprop.co.uk

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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.