

COCKHEDGE

CAN YOU  
SEE YOURSELF  
IN THIS SPACE?

ENQUIRE  
TODAY.

BE PART OF THE  
FUTURE OF  
COCKHEDGE.

RENT  
THIS SPACE.

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**M**

**UNIT 18**

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: 1,076 sq.ft (99.9 sq.m)

### RENT

£36,500 PAX

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £1,456 TO YE March 2026

Insurance: TBC

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing 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

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THOMPSON  
LETT**  
PROPERTY CONSULTANTS

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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.