



JONES POTTS TAYLOR



204 Newton Road, Lowton, Warrington, WA3 2AQ

JonesPottsTaylor are delighted to be able to present TO LET seven COMMERCIAL industrial units on the NEWLY BUILT Oaklands Business Park in Lowton, with a secured yard / car park. Located in a sought after, well established commercial area, close to major network and transport links (A580 & M6). This business park comprises of SEVEN individual units, each separately containing a large open workshop space, accessed by either a pedestrian or a roller loading door, toilet facilities and have the potential for a mezzanine floor to be installed if required. The units within the business park range in size from 798sqft up to 1806sqft. Externally is a substantial entrance car parking area and yard which is secured by a double gate and fence around the perimeter, all accessed from Newton Road.

Viewings are highly recommended and will be required and under a viewing schedule.

AVAILABILITY

The current available industrial units within Oaklands Business Park are as follows:

Unit 1,2,3 & 4 - 798.25sqft

Unit 5 - 1806.07sqft

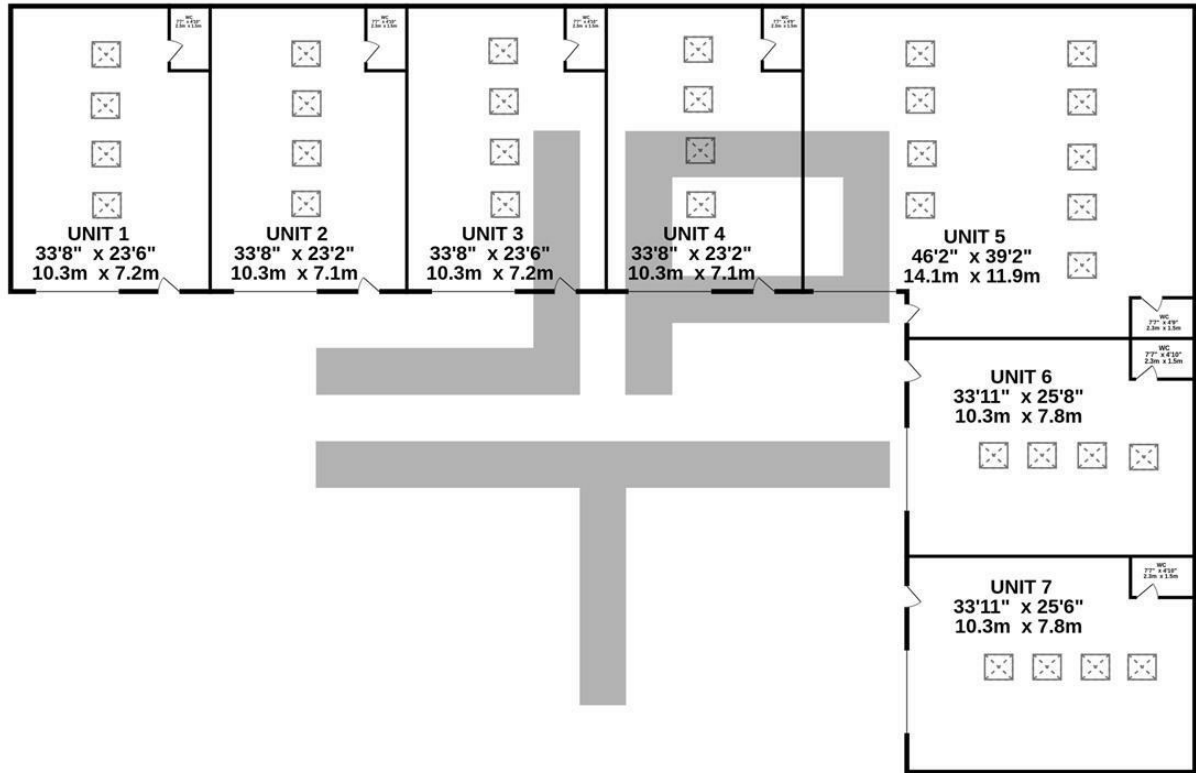
Unit 6 & 7 - 864.77 sqft

(Approx sqft)

- Newly Built Business Park
- Sqft Ranges From 798sqft to 1086sqft
- PCM Prices Range From £1,000 to £1,500
- Within Reach Of Major Network And Transport Links
- Versatile Options On Installing A Mezzanine Floor Space In Each Unit
- Roller Protected Loading Doors
- Secured Car Parking & Access
- Commercial 3 Phase Electricity / Mains Fed Water & Drainage

£1,000 Guide Price

GROUND FLOOR
6611 sq.ft. (614.2 sq.m.) approx.



TOTAL FLOOR AREA : 6611 sq.ft. (614.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	