



**VARIOUS UNITS AVAILABLE**



# COCKHEDGE RETAIL PARK

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Warrington  
Cheshire  
WA1 2QQ

Occupiers Include



### DESCRIPTION

Cockhedge Retail Park is a 170,000 sq ft retail and leisure destination in the heart of Warrington, one of the North West's strongest performing towns. The park offers a compelling mix of value retail, convenience, food & beverage and leisure, anchored by Asda and complemented by JD Gyms, Iceland, Greggs, Savers and Card Factory.

The scheme benefits from an open, accessible layout with approximately 500 free parking spaces, strong visibility from surrounding road networks, and Use Class E planning consent that allows for a wide range of retail and food uses. Recent investment in the public realm and tenant mix reflects SAE's strategy to create a vibrant, community-focused trading environment.

With Warrington's town centre continuing to evolve — and major destinations including Golden Square and Time Square within walking distance — Cockhedge is well-positioned to capture cross-shopping from the wider town centre footfall.

### RATEABLE VALUE

Properties in Cockhedge Retail Park are suitable for a variety of retail, leisure and food & beverage uses. Interested parties must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

### SERVICE CHARGE & INSURANCE

Information provided upon application.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

The site holds a Use Class E planning consent, allowing for a wide range of retail and food uses. 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.

### VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



**170,103** sq.ft

Total development



**23**

Lettable units on site



**500**

Parking Spaces



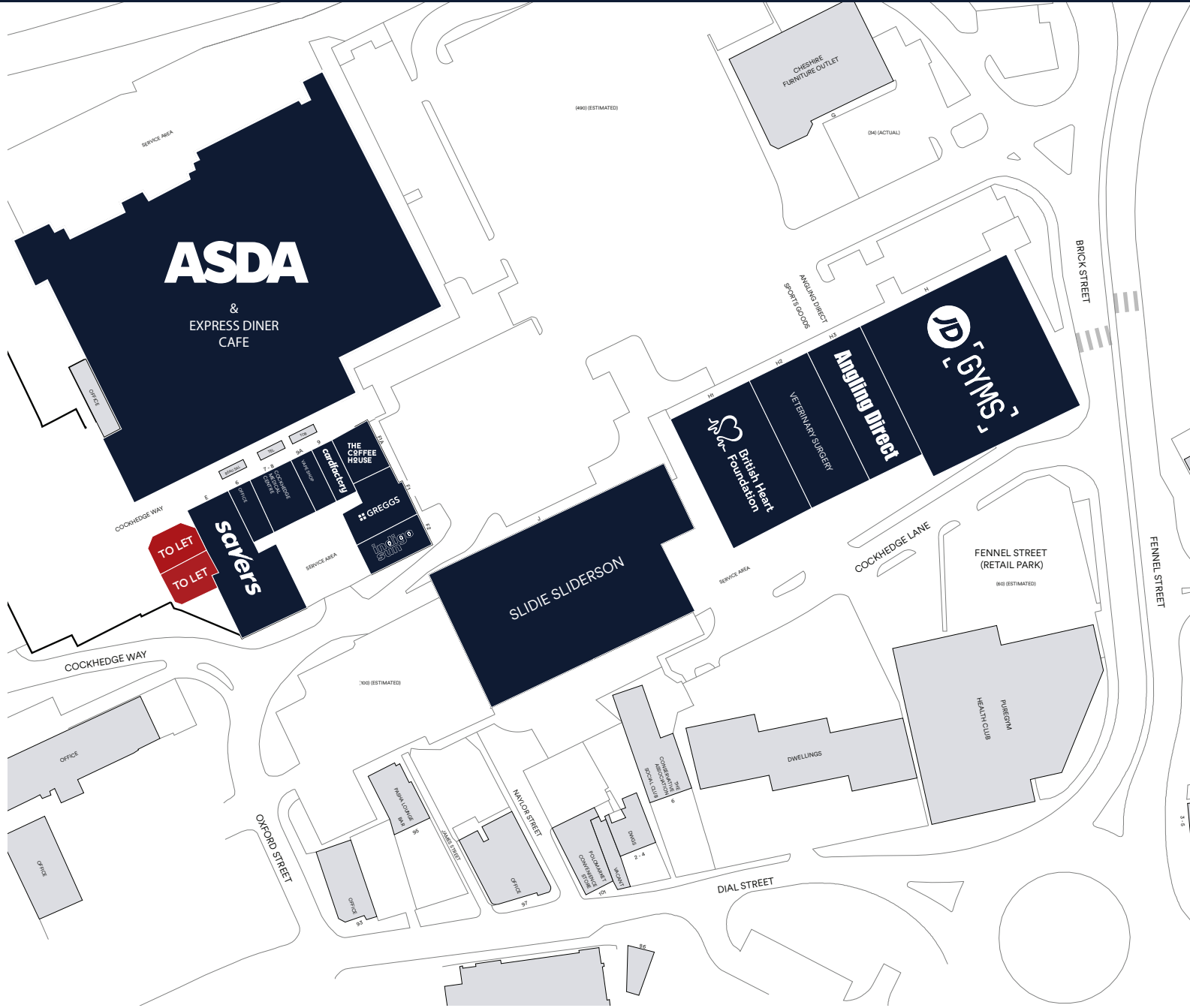
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What Three Words



# COCKHEDGE RETAIL PARK

## AVAILABLE UNITS



UNIT 17	sq.ft	sq.m
Total Area	1,548	148.8
RENT	£50,000 pax	
RATEABLE VALUE	TBC	
SERVICE CHARGE	£2,095 pax	
INSURANCE	TBC	



UNIT 18	sq.ft	sq.m
Total Area	1,076	99.9
RENT	£36,500 pax	
RATEABLE VALUE	TBC	
SERVICE CHARGE	£1,456 pax	
INSURANCE	TBC	

# SHEET ANCHOR EVOLVE

part of M<sup>Core</sup>

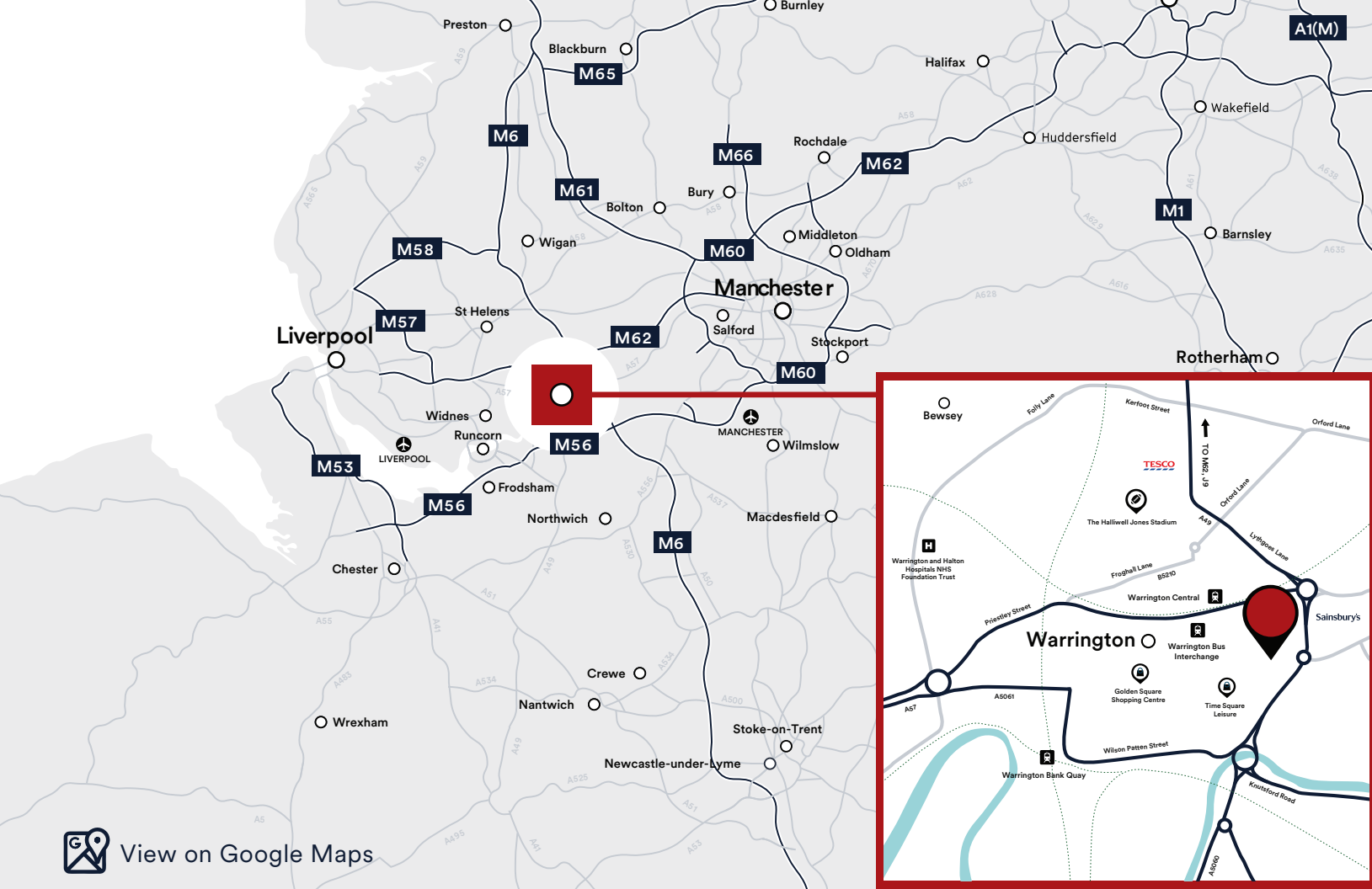


**Max Parekura**  
 020 7228 6508  
 07768704483  
 mparekura@saevolve.com

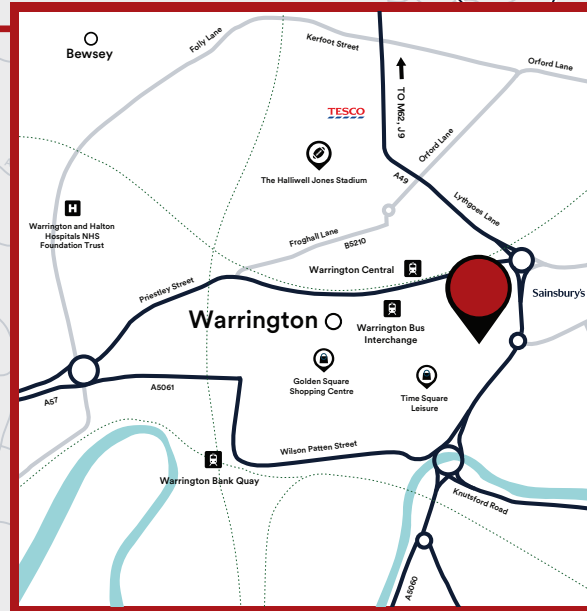
**Viewing**  
 Strictly via prior appointment  
 with the appointed agent:



**Richard J Lyons**  
 0161 260 0063  
 07881 631 348  
 rlyons@tlproperty.com



 View on Google Maps



## LOCATION

Warrington occupies a strategic position in the North West, equidistant between Liverpool and Manchester at approximately 16 miles from each. The town benefits from exceptional road connectivity via the M6, M62, M56 and A49, and is served by two mainline railway stations providing direct services to London, Manchester, Liverpool and beyond.

Cockhedge Retail Park sits adjacent to the A5061 and Warrington Bus Interchange, offering outstanding accessibility by both car and public transport.

## SERVICES



Toilet Facilities



Service Area



Ample  
Parking Spaces

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