

FOR SALE

INDUSTRIAL / WAREHOUSE UNIT

B8
REAL ESTATE



6,919 SQ FT
(642.8 SQ M)

- Two electric level access loading doors
- The roof was replaced in 2016
- 4m clear height to the haunch
- Dedicated car parking



UNITS 12 & 14
CRANFORD COURT
WOOLSTON
WARRINGTON, WA1 4RX

01925 320 520
www.b8re.com



LOCATION

The property is accessed via Hardwick Grange close to its junction with Woolston Grange Avenue, the main arterial route linking directly to Manchester Road A57 and immediately to Junction 21 on the M6 motorway which is within 1 mile of the estate.

Junction 9 of the M56 and Junction 10 of the M62 are both within easy reach giving the estate excellent access to the local and regional conurbations.

DESCRIPTION

The unit comprises steel portal frame construction with part brick and part profile metal clad elevations. The roof incorporates 10% translucent roof lights.

The property benefits from the following specification:

- Two electric level access loading doors
- The roof was replaced in 2016
- 4m clear height to the haunch
- Dedicated car parking
- Quality landscaped environment
- Three phase electricity
- Small mezzanine to the rear of one half of the unit
- Office, Kitchen and WC/shower facilities
- The unit is naturally split with a part dividing wall across the centre of the building

ACCOMMODATION

Ground Floor Warehouse / Offices & Amenities	5,916 sq ft	549.6 sq m
Mezzanine	1,003 sq ft	93.2 sq m
Total	6,919 sq ft	642.8 sq m

TERMS

The property is available for sale.

EPC

Available upon request.

SERVICE CHARGE

Tenants will be responsible for paying an annual service charge for the upkeep of the estate.

VIEWINGS

Strictly via appointment with the agent.

Contact: **Anthony Mellor**
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