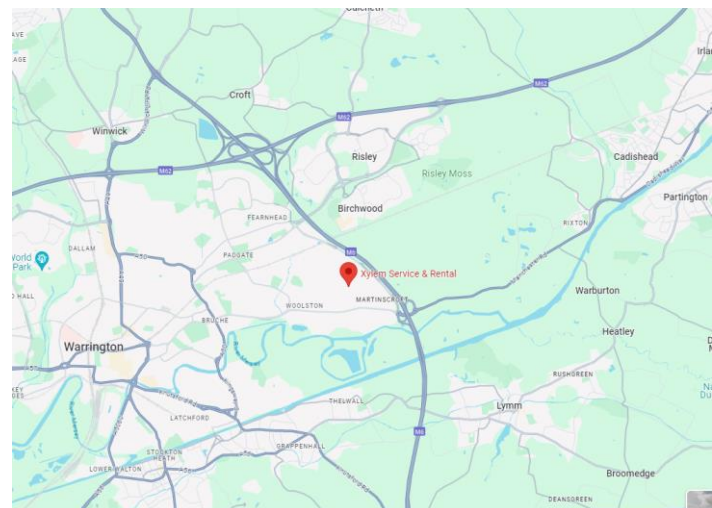




**Terraced Warehouse unit
10,140 sqft (942.01 sqm)**

Property Highlights

- 5m eaves
- Steel portal frame construction
- Roller Shutter door
- Office accommodation
- Yard and dedicated parking
- 1 mile to J21 of M6
- Short term leases available



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TO LET

28 Rufford Court, Hardwick Grange,
Warrington, Cheshire, WA1 4RF

Location

Rufford Court is located in Hardwick Grange, Warrington, part of the Grange Employment Area in Warrington.

Hardwick Grange is within 1 mile of Junction 21 of the M6, providing further access to the wider North West motorway network including the M62 to the north and M6 to the south.

Transport	Distance
Junction 21 of M6	1 mile
Junction 10 of M62	3 miles
Junction 4 of M56	4 miles
Warrington Town Centre	5 miles

Source: Google Maps

Description

The unit offer 10,140 sqft of warehouse accommodation including two storeys of ancillary offices. The property is of steel portal frame construction and benefits from a single roller shutter door, 5m eaves, a gated yard to the front of the property and dedicated parking.

Accommodation

28 Rufford Court	Sqft	Sqm
Warehouse	9,043	840.04
Offices	1,097	101.97
Total	10,140	942.01

Rent

The passing rent is £50,700 per year but is subject to a rent review. Alternatively, a surrender and new lease can be agreed with the landlord.

Rateable Value

We are advised by the Valuation Office Agency that the premises are assessed for rating purposes at £49,750. Interested parties should enquire with the Local Authority for further information.

Service Charge

£TBC

EPC

Upon Application

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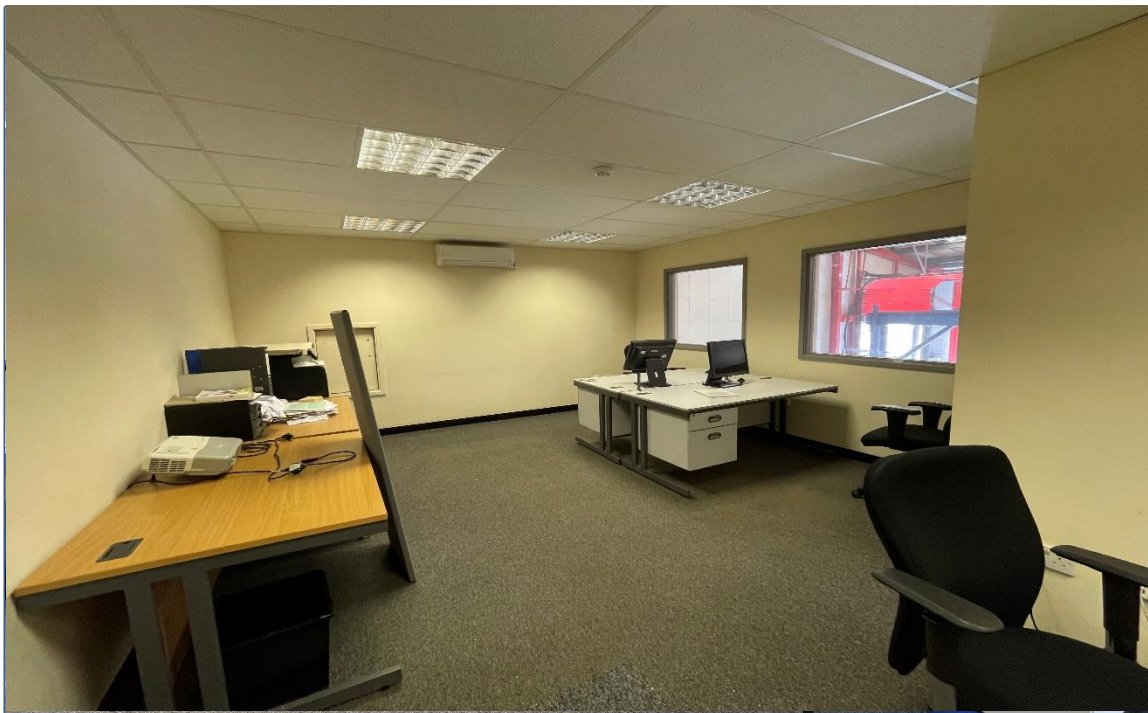
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