



MELFORD COURT

MELFORD COURT,
HARDWICK GRANGE,
WARRINGTON WA1 4RZ

TO LET

Modern Industrial / Warehouse
/ Business Units

3,500 – 25,238 Sq Ft
(325.15 – 2,344.6 Sq M)



MELFORD COURT

- Location
- Aerial
- Description
- Specification
- Availability
- Further Information



LOCATION

Melford Court is situated to the east of Warrington, in the well-known industrial and employment area of Woolston Grange which covers some 200 acres.

Melford Court sits in the heart of this area and is accessed via Hardwick Grange Road.

Junction 21 of the M6 is located approximately 1.5 miles to the south and provides easy access to both the South and North of England. The M6/M62 and M6/M56 interchanges

lie one junction either side of Junction 21 of the M6.

The location's immediate access to the motorway network has attracted many notable occupiers such as XPO, Hermes, DHL and Iceland.



**JUNCTION 21 ON THE M6
MOTORWAY WHICH IS WITHIN
1.5 MILE OF THE ESTATE**





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COURT

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Hermes

XPO
Logistics

DHL

Iceland

HARDWICK GRANGE

B5210

M6

MANCHESTER ROAD



TED TODD

TED TODD

CHESFORD GRANGE

JTF
MEGA DISCOUNT
WAREHOUSE

WOOLSTON GRANGE AVE

M6 JCT21



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COURT**

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HARDWICK GRANGE

UNIT 46

UNIT 1 & 2

UNIT 3

DESCRIPTION

The accommodation provides modern industrial / warehouse units of steel portal frame construction with part brick part clad elevations under a pitched insulated roofs.

The warehouse areas have eaves heights of 5.1 metres. The units benefit from excellent access provided by way of a full height roller shutter doors leading to demised service yards / parking areas to the front of each unit.





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SPECIFICATION

The units benefit from the following specification.

-  Self-contained modern units
-  5.1m eaves height
-  Full height drive in roller shutter doors
-  Good quality offices
-  Steel concrete reinforced walls
-  Excellent natural light to warehouse
-  WC Facilities



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PROVIDING MODERN INDUSTRIAL / WAREHOUSE UNITS FROM 3,500 TO 25,238 SQ FT



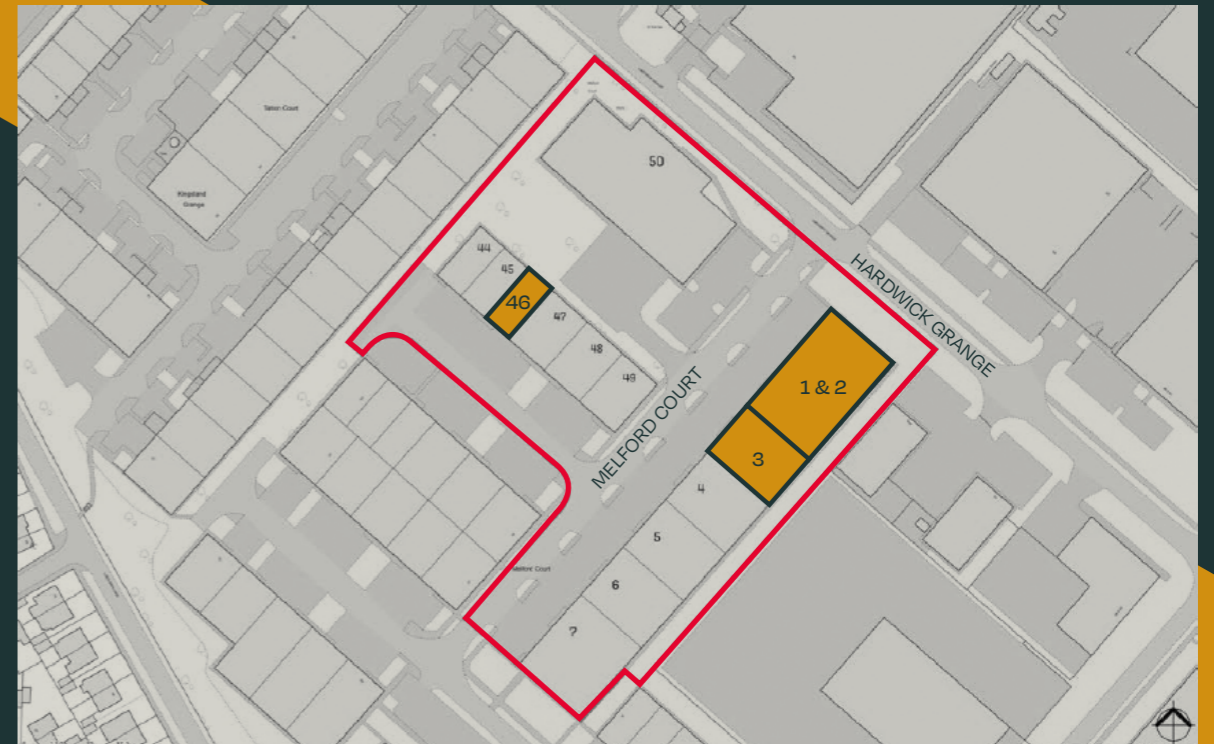
AVAILABILITY

The properties have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

The unit provide the following floor sizes:

UNIT	SQ M	SQFT
1 & 2	1,551.4	16,700
3	793.2	8,538
46	325.1	3,500

Units 1 & 2, 3 can be combined to offer a floor space of 25,238 Sq Ft.





**MELFORD
COURT**

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FURTHER INFORMATION

TERMS

The units are available to let on term of years to be agreed.

RENT

On application.

EPC

Full EPC reports are available upon request.

VAT

VAT will be applicable upon any transaction.

VIEWINGS

For further information or to arrange a viewing please contact the joint agents.

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