



MELFORD COURT

MELFORD COURT,
HARDWICK GRANGE,
WARRINGTON WA1 4RZ

TO LET

Modern Industrial / Warehouse
/ Business Units

3,500 – 20,200 Sq Ft
(325.15 – 1,876.5 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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Hermes

XPO
Logistics

DHL

Iceland

HARDWICK GRANGE

B5210

M6

CrestMedical
suppliers to the medical industry

TED TODD

TED TODD

CHESFORD GRANGE

MANCHESTER ROAD

WOOLSTON GRANGE AVE

M6 JCT21



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COURT**

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HARDWICK GRANGE

UNIT 49

UNIT 1 & 2

DESCRIPTION

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

The warehouse areas benefit from excellent access provided by way of full height roller shutter doors and an internal eaves height of 5.1m. There are also 2 storey offices with WC facilities and a kitchenette.

Externally each unit has a demised service yard/ parking area to the front elevation.










**MELFORD
COURT**

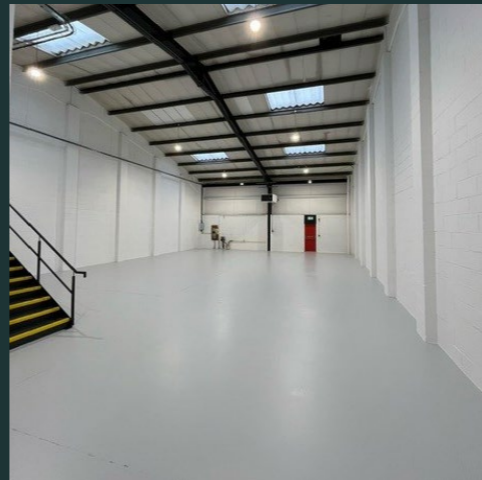
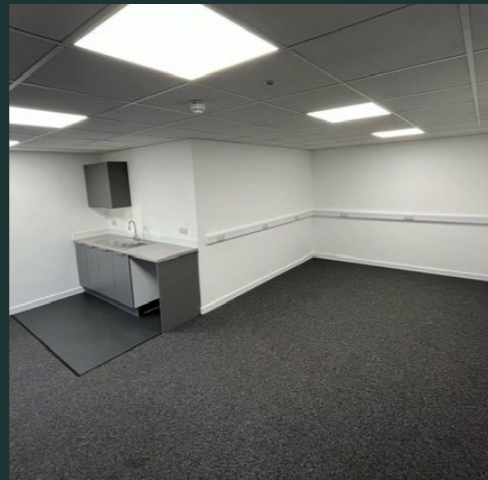
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SPECIFICATION

The units benefit from the following specification.

-  Steel portal frame construction
-  Electric roller shutter doors
-  2 storey office space
-  3 phase power
-  6 car parking space
-  Kitchenette
-  LED lighting
-  Male/Female WCs





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PROVIDING MODERN INDUSTRIAL / WAREHOUSE UNITS FROM 3,500 TO 20,200 SQ FT



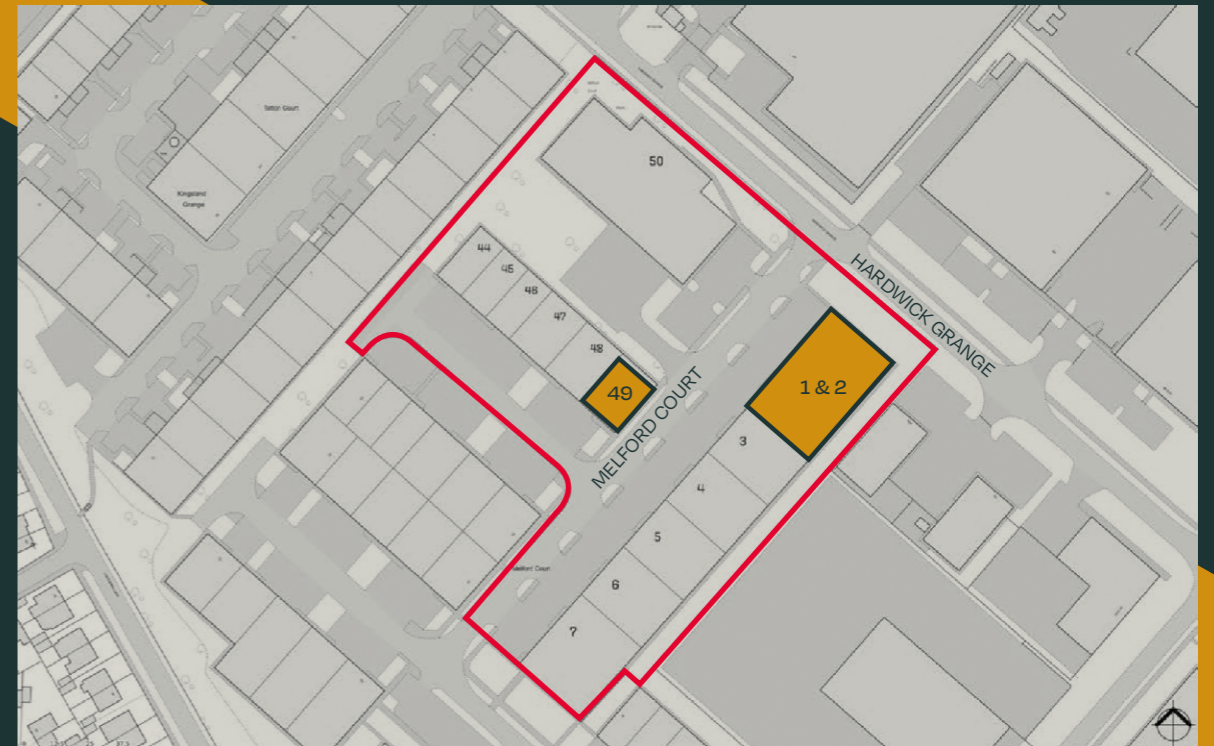
AVAILABILITY

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

The available units provide the following floor sizes:

UNIT	SQ M	SQ FT
1 & 2	1,551.4	16,700

UNIT	SQ M	SQ FT
49	433.56	4,667





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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.

Jonathan Williams
jonathan.williams@savills.com
07870 183 405

Ruth Leighton
ruth.leighton@jll.com
07716 077 324

Megan Kavanagh
megan.kavanagh@jll.com
07927 674 573



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