

**TO LET FULLY REFURBISHED
WAREHOUSE / INDUSTRIAL UNITS
FROM 3,072 - 37,554 SQ FT (285 - 3,489 SQ M)**

MELFORD COURT



Excellent location close to J21 M6 motorway (1.3 miles approx)



New over clad roof system installed



Service yard / parking areas to the front of each unit



Eaves heights of 5.1 metres



High quality internal and external refurbishment now complete

**HARDWICK GRANGE
WARRINGTON WA1 4RZ**

Melford Court provides fully refurbished modern industrial / warehouse units of steel portal frame construction with part brick part clad elevations under a pitched insulated roof.

MELFORD COURT

HARDWICK GRANGE
WARRINGTON WA1 4RZ



PRIME LOCATION WITH IMMEDIATE ACCESS TO JUNCTION 21 OF THE M6

LOCATION

Melford Court is on Hardwick Grange. It has immediate access to junction 21 of the M6 motorway and is within two miles of Junction 11 of the M62. The Grange Employment Area extends to over 200 acres and is a key employment location regionally.



Chesford Grange

Manchester Canoes

HRP Wholesale

Hardwick Grange

Iceland

Isuzu

FedEx

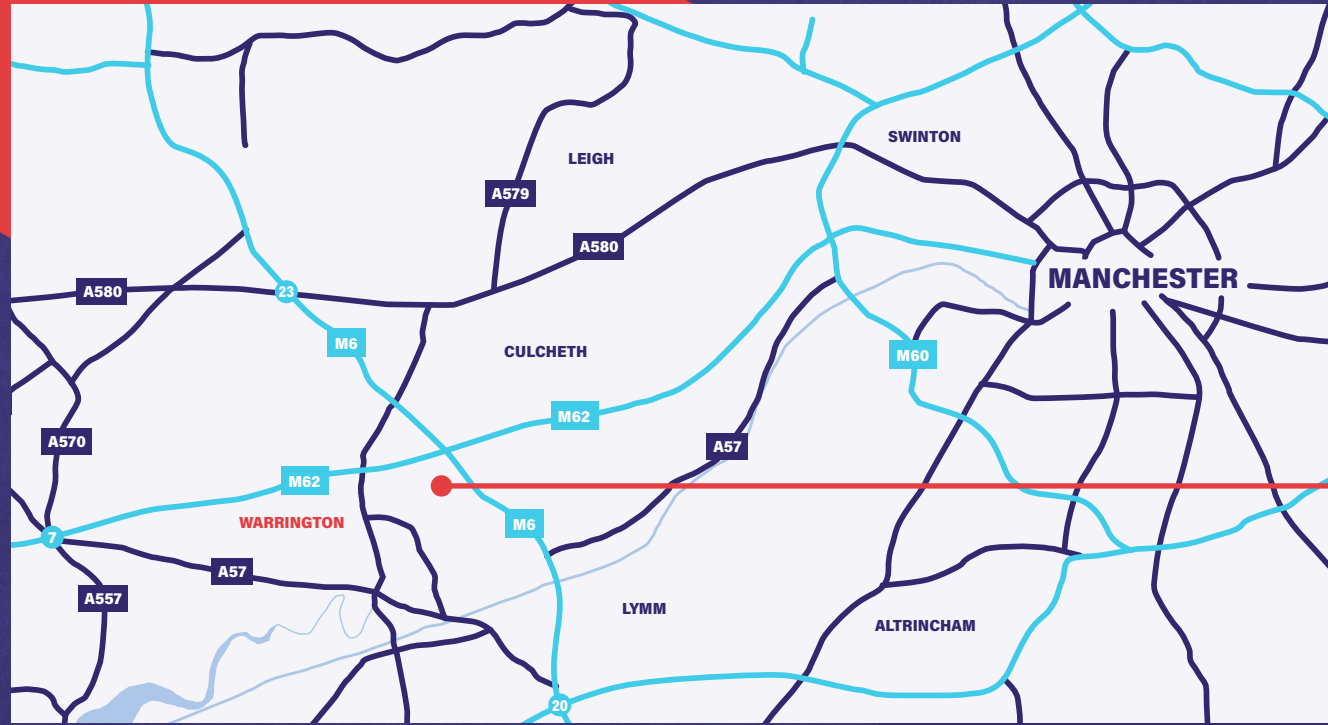
Hermes

Avdel UK

Toyota

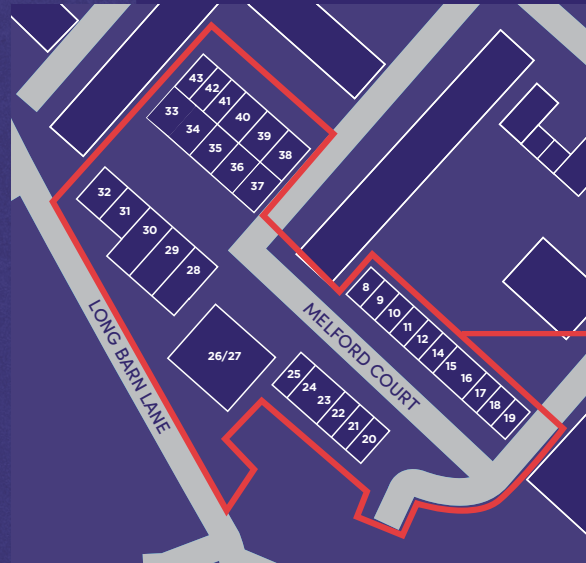
Vaultex UK

M6



TRAVEL DISTANCES

Manchester Airport	16 miles / 20 minutes
Liverpool John Lennon Airport	21 miles / 30 minutes
Warrington Bank Quay	5 miles / 15 minutes
Manchester	17 miles / 40 minutes
Liverpool	23 miles / 40 minutes
Preston	32 miles / 45 minutes
Birmingham	81 miles / 1 hour 44 minutes
Leeds	55 miles / 1 hour 15 minutes



DESCRIPTION

The accommodation provides fully refurbished modern industrial / warehouse units of steel portal frame construction with part brick part clad elevations under a pitched insulated roof. A comprehensive refurbishment took place in 2022 where new over clad roof systems were installed, as well as new window and door systems.

The warehouse areas have eaves heights of 5.1 metres.

The units benefit from male and female WC facilities, loading access provided by way of a full height roller shutter door leading to demised service yard / parking areas to the front of each unit.



Self contained modern units



3 phase electricity



Steel concrete reinforced painted floor warehouse



Excellent natural light to warehouse



Full height drive in roller shutter doors



ACCOMMODATION

UNIT	SQ FT	EPC	RV
Unit 9-12	11,976	C59	£49,750
Unit 22	3,244	B48	£17,250
Unit 31	5,706	B47	£31,250
Unit 39-41	13,529	C57	£59,500
Unit 42	3,108	B49	£19,000



MELFORD COURT

HARDWICK GRANGE

WARRINGTON WA1 4RZ

RENT

On application.

TERMS

The properties are available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

Rents are exclusive of, but are liable to VAT at the prevailing rate.

RATES

We recommend that interested parties contact the Local Authority for confirmation of the rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

An EPC is available on request.

VIEWINGS

Strictly via sole joint agents:



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