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CHESFORD GRANGE

WARRINGTON, CHESHIRE, WA1 4RQ

TO LET
/MAY SELL

INDUSTRIAL/WAREHOUSE UNIT
114,844 SQ FT (INC 14,694 SQ FT OF 2 STOREY OFFICES)

7.11 ACRES (2.88 HA)



PRIME INDUSTRIAL LOCATION



NEXT TO J21 OF THE M6



200 KVA POWER SUPPLY



LOCATION

Warrington is one of the UK's prime industrial, logistics and distribution locations occupying a strategic position at the heart of the North West and its motorway network.

Warrington, located in Cheshire in England's North West, lies approximately 32 km (19 miles) west of Manchester, 35 km (22 miles) east of Liverpool and 320 km (200 miles) north-west of London. The town's position at the inter-section of the M62, M56 and M6 motorways makes it one of the UK's prime industrial, logistics and distribution locations. The town has

excellent road communications, affording easy access to the M6 motorway, which links to Birmingham and the M1 in the south and Preston, Lancaster and Glasgow in the north.

The M62 (Trans-Pennine motorway) running to the north of the town provides access east/west to Liverpool, Manchester and Leeds, whilst the M56 motorway to the south offers access to North Wales and the South Manchester conurbations.



LOCATED NEXT TO JUNCTION 21 OF THE M6



THE PROPERTY IS
**LOCATED ON CHESFORD
GRANGE INDUSTRIAL
ESTATE**, ACCESSED OFF
WOOLSTON GRANGE
ROUNDBOUT LOCATED
NEXT TO J21 M6

ACCOMMODATION

The site extends to approximately 7.11 acres (2.88 ha) providing a low site density of 34%.

The premises provide the following gross internal floor areas:-

AREA	SQ FT	SQ M
Warehouse	100,150	9,313
Offices	14,694	1,226
TOTAL	114,844	10,539



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CHESFORD
GRANGE



THE SITE EXTENDS TO
APPROXIMATELY **7.11 ACRES (2.88 HA)**
PROVIDING A SITE COVER OF **34%**

SPECIFICATION



EAVES HEIGHT OF
6.26M TO UNDERSIDE
OF HAUNCH



7.26M
TO APEX



SECURE
CONCRETED
YARD



14 LEVEL LOADING
DOORS AND 2
DOCK LEVEL DOORS



EXTENSIVE CAR PARKING –
165 CAR PARKING SPACES
(INCLUDING 3 DISABLED SPACES)

TWO-STOREY OFFICE ACCOMMODATION:



RECEPTION
AREA



OPEN PLAN
AND CELLULAR
OFFICE LAYOUT



INTEGRAL
CATEGORY II
LIGHTING



AIR
CONDITIONING
AND CENTRAL
HEATING



MALE AND
FEMALE WCS



KITCHEN/
CANTEEN
FACILITIES

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FURTHER INFORMATION

TERMS

The unit is available on a new FRI lease for a term to be agreed. Consideration will be given to a sale.

PLANNING

The property has consent for B8 use only.

RENT/PRICE

On application.

LEGAL COSTS

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

VAT

VAT will be charged where applicable.

VIEWINGS

Strictly by appointment:

Richard Johnson
07980 837 328



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