

Grosvenor Grange Business Park

Grosvenor Grange Industrial Estate Warrington WA1 4SF





Description

This high-quality, mid terrace industrial unit is ideally located in a well-established industrial park.

The estate comprises 15 units situated across three terraces. The units are of modern portal frame construction incorporating PVC coated steel cladding and offer an eaves height of approximately 5 m.

Each unit benefits from office accommodation and incorporates male and female WC facilities. The loading access is via a full height loading door and each unit benefits from a designated car parking & service yard.

Property images include some CGI to illustrate the ongoing refurbishment.

Location

The units are situated on Grosvenor Grange, off Kingsland Grange, within the easily accessible and well-established Grange Employment Area. The Grange Employment Area extends to over 200 acres and attracts many of the main regional and national occupiers in the region.

Grosvenor Grange is strategically located, providing an ideal and central base to serve the whole of the North West region.

The units have excellent access to the motorway network being within 2 miles of Junction 21 of the M6 and 4 miles from Junction 11 of the M62.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

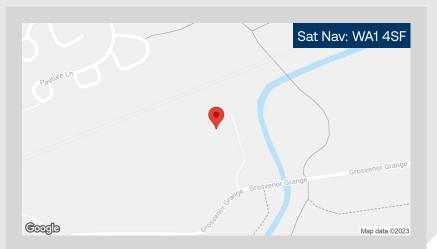
Please contact:

Mileway

David Michie northwest@mileway.com 01925 358160



Anthony Mellor anthony@b8re.com 07794 757939





Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 3	Warehouse	4,750	441	Immediately	£3,565 PCM
Total		4,750	441		



This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall for the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any additional documents, the "Heads of Terms", but he would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein should be relied upon as a promise or representation of any kind.