

# UNIT TO LET

UNIT 1A, 18 CHESFORD GRANGE, WARRINGTON

# B8

REAL ESTATE



**WA1 4RQ**



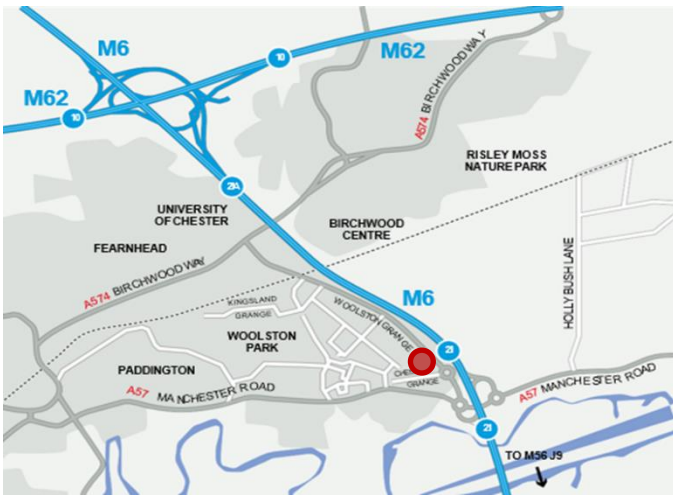
## DESCRIPTION

- Modern industrial warehouse extending to 46,024 sq ft
- Steel portal frame construction
- 4.5m eaves (to underside of haunch)
- 3 level access loading doors
- Two storey office accommodation
- Site extends to approx. 2 acres.
- 25m deep secure yard to rear

# B8

01925 320 520

[www.b8re.com](http://www.b8re.com)



## LOCATION

- The unit is situated on Chesford Grange, a prime location boasting excellent connectivity to the wider North West region.
- Junction 21 of the M6 motorway is within 0.5 miles.
- Junction 21a is within 3 miles and interconnects with Junction 10 of the M62, linking Manchester and Liverpool.
- Junction 20a is within 4 miles and links with the M56 which connects Manchester and Chester/North Wales / Wirral.
- Manchester Road (A57) is a main arterial route linking Junction 11 of the M60 Orbital Motorway connecting Greater Manchester

## DESCRIPTION

The site extends to approximately 1.3 acres and is suitable for open storage requirements.

The site is to be secured with palisade fencing to the boundary and surfaced with a mix of crushed construction/aggregate materials which is to be levelled.

## ACCOMMODATION

	Sq.M	Sq. ft
<b>Warehouse</b>	3,950	42,518
<b>Ground and First Floor Offices</b>	325.77	3,506
<b>Total</b>	<b>4,275.78</b>	<b>46,024</b>

## LEASE TERMS

The unit is available by way of assignment/sub-lease of our client's existing lease, which expires 10th April 2027.

## RENT

POA

## LEGAL COSTS

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

## VAT

VAT will be charged where applicable at the prevailing rate.

## CONTACT

For further details or to arrange an inspection please contact the sole agent: -

**Contact:** Alex Perratt  
**Tel:** 01925 320 520  
**Email:** alex@b8re.com

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