

# FOR SALE

Unit 19 Tatton Court, The Grange, Warrington,  
WA1 4RR

# B8

REAL ESTATE



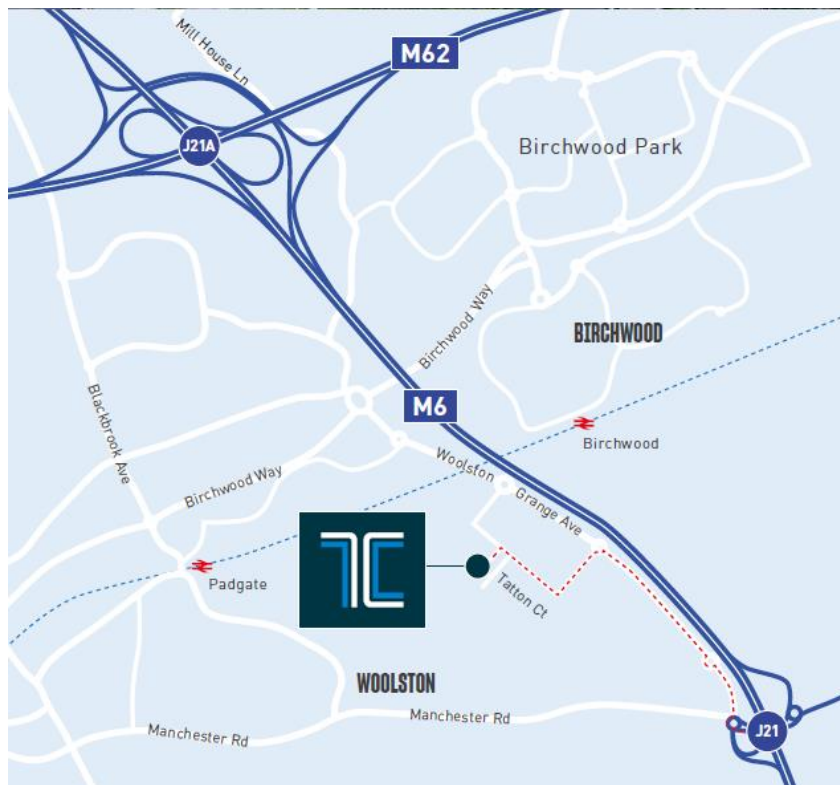
## MID TERRACE INDUSTRIAL / WAREHOUSE UNIT

**2,414 SQ FT**

- Steel Portal Frame Construction
- One Level Access Loading Door
- Single Storey Warehouse with WC
- Immediate Access to J21 of M6 Motorway

**01925 320520**

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



## LOCATION

Tatton Court is situated to the east of Warrington, in the well-known and significant Grange Industrial Area, which covers some 200 acres. 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.

## DESCRIPTION

The unit benefits from the following specification:

- Level access loadings provision
- W/C
- Steel portal frame construction
- Small integral office
- Shared yard and parking

## ESTATE CHARGE

There is a small estate charge payable to cover services, facilities and general estate maintenance. Further information can be provided upon request.

## TERMS

The unit is available on a sale basis.

Further details can be provided upon request.

Consideration may be given to leasehold interest.

## LEGAL COSTS

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

## VIEWINGS

Strictly via appointment with the joint agents:

**Contact: Anthony Mellor**

Tel: 01925 320520 Email: [anthony@b8re.com](mailto:anthony@b8re.com)

**Contact: John Barton**

Tel: 0161 636 920 Email: [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)