



**Unit 29 Tatton Court, The Grange  
Warrington WA1 4RR**

**2,424 sq ft**

- Steel portal frame construction
- One level access loading door
- Single storey warehouse with WC
- Immediate access to J21 of M6 motorway

**01925 320 520**

[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 M62 / M62 and M6 / M56 interchanges lie one junction either side of Junction 21 of the M6.

## 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 to let, consideration may be given on a sale basis.

Further details can be provided upon request.

## DESCRIPTION

The property is an end terraced unit built of steel portal frame construction with brick and metal clad elevations, benefitting from the following specification:

- Level access loading provision
- Single storey warehouse with W/C
- Steel portal frame construction
- Small integral office
- Shared yard and parking
- Immediate Access to J21 of M6 Motorway



## LEGAL COSTS

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

## VAT

All prices are exclusive of but may be liable to VAT at the prevailing rate.

## LEASE TERMS

Available To Let on new full repairing and insuring leases for a term to be agreed.

## VIEWINGS

For further information please contact:

**Contact:** Anthony Mellor  
**Tel:** 01925 320 520  
**Email:** [anthony@b8re.com](mailto:anthony@b8re.com)



<b>Contact:</b>	<b>John Barton</b>
<b>Tel:</b>	0161 636 9202
<b>Email:</b>	<a href="mailto:john@bcrealestate.co.uk">john@bcrealestate.co.uk</a>



## Anti-Money Laundering

Under Anti-Money Laundering Regulations we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

