

## TO LET/MAY SELL

END TERRACE INDUSTRIAL / WAREHOUSE UNIT



# 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



#### 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:

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#### **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.



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PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1.These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.

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