

TO LET

FROM 3,072 - 37,554 SQ FT (285 - 3,489 SQ M)

- Excellent location close to J21 M6 motorway (1.3 miles approx)
- Loading access via full height roller shutter doors
- Service yard / parking areas to the front of each unit
- Eaves heights of 5.1 metres

Fully Refurbished Warehouse / Industrial Units

MELFORD COURT

Hardwick Grange, Warrington WA1 4RZ

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LOCATION

Melford Court is on Hardwick Grange. It has immediate access to junction 21 of the M6 motorway and is within two miles of Junction 11 of the M62. The Grange Employment Area extends to over 200 acres and is a key employment location regionally.

TRAVEL DISTANCES

	M6 (J21)	1.3 MILES
	M62 (J10)	4 MILES
	WARRINGTON	5.2 MILES
	MANCHESTER	17 MILES
	LIVERPOOL	24 MILES





MELFORD COURT

Hardwick Grange, Warrington WA1 4RZ

DESCRIPTION

The accommodation provides modern industrial / warehouse units of steel portal frame construction with part brick part clad elevations under a pitched insulated roof. The warehouse areas have eaves heights of 5.1 metres.

The units benefit from male and female WC facilities, loading access provided by way of a full height roller shutter door leading to demised service yard / parking areas to the front of each unit.



SPECIFICATION

- Self contained modern units
- 3 phase electricity
- Steel concrete reinforced painted floor warehouse
- Excellent natural light to warehouse
- Full height drive in roller shutter doors









ACCOMMODATION

UNIT	SQ FT	EPC	RV
Unit 9-12	11,976	C59	£49,750
Unit 22	3,244	B48	£17,250
Unit 31	5,706	B47	£31,250
Unit 39-41	13,529	C57	£59,500
Unit 42	3,108	B49	£19,000

RENT

On application.

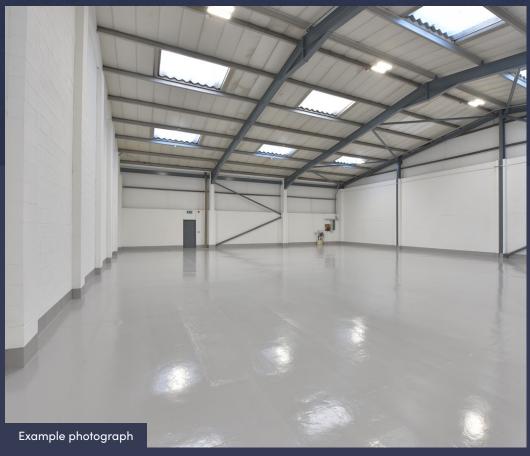
TERMS

The properties are available by way of a new full repairing and insuring lease on terms to be agreed.



















VAT

Rents are exclusive of, but are liable to VAT at the prevailing rate.

RATES

We recommend that interested parties contact the Local Authority for confirmation of the rates payable.

LEGAL COSTS

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

EPC

An EPC is available on request.

VIEWINGS

Strictly via sole joint agents:



Anthony Mellor anthony@b8re.com 01925 320 520



Bradley Norton bradley.norton@knightfrank.com 0161 470 0611

Rob Tilley rob.tilley@knightfrank.com 0161 833 7719



4thindustrial.com Contact Owner Direct: Matthew Reith matthew@4thindustrial.com 07780 483 283

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