



Unit 9, Cranford Court, Hardwick Grange, Warrington, WA1 4RX

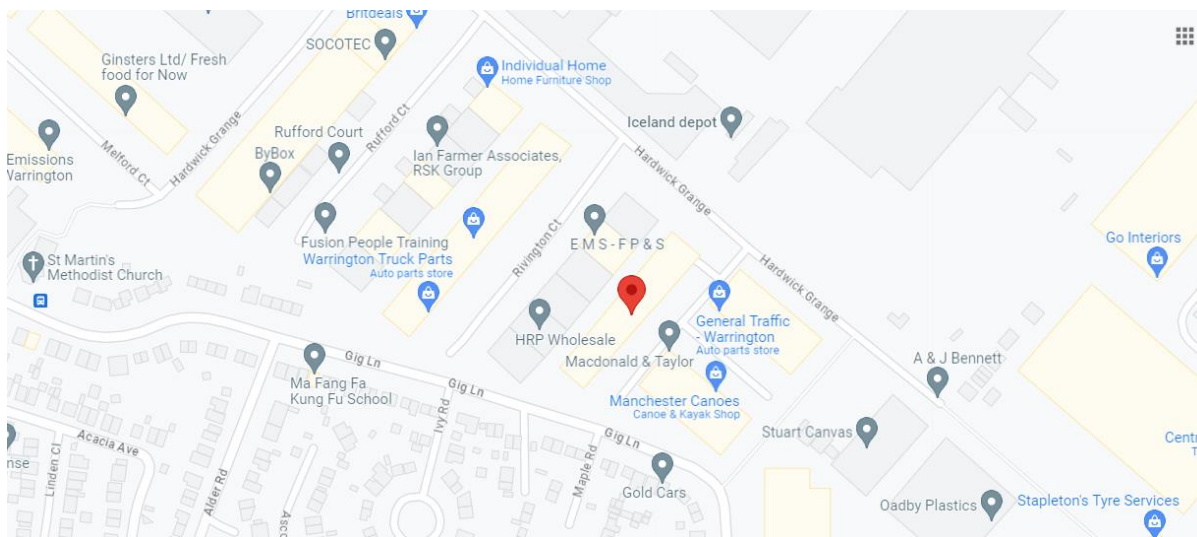
**3,586 sq ft**

Modern Warehouse unit with offices

- Level access loading door
- 4.8metre eaves
- WCs
- **PRICE ON APPLICATION**



## Unit 9, Cranford Court, Hardwick Grange, Warrington, WA1 4RX



### Location

Cranford Court is situated to the east of Warrington, in the well known Grange Industrial area. J21 of the M6 is approx. 1.5 miles to the south and provides easy access to the national motorway network. The M62 / M6 and M6/M56 interchange lies one junction either side of J21 of the M6.

### Description

The property comprises a modern single storey warehouse with integral two storey offices.

It benefits from the following:

- A single electronic level access door
- 4.8m eaves
- WC facilities
- LED lighting
- 3phase electricity, water and mains gas
- Kitchen(s)
- CCTV, fire alarm and intruder alarm

### Rental

The property is available to rent . The quoting rent is available on application.

### Legal Costs

Each party will bear their own legal costs.

### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

**John Barton** [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

**Gary Chapman** [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)