

TO LET
Unit 20 Rufford Court
Hardwick Grange
Warrington
Cheshire
WA1 4RF



USEFUL WAREHOUSE/ INDUSTRIAL UNIT WITH OFFICE SPACE

3,697 sq ft

Location

Rufford Court is located off Hardwick Grange, forming part of the Grange Employment area in Warrington. The area benefits from excellent connectivity within 0.5 miles of junction 21 of the M6 motorway which in turn provides easy access to both the M62 and M56. As such Rufford Court is strategically located to serve the whole of the North West Region

Description

The property comprises a high quality mid terrace industrial/warehouse unit benefitting from the following specification:

- Steel portal frame construction
- 5 metre eaves height
- Electric level access door
- Loading area with small secure compound
- Warehouse lighting
- Ground floor offices and amenities
- Three phase power
- Gas supply

Floor Areas

The unit extends to a gross internal area of 3,697 sqft which includes warehouse and office space

Rent/Terms

The property is available on a new full repairing and insuring lease on terms to be agreed.

Services

Electricity, gas and water are connected to the property

Legal costs

Each party to bear their own costs

Viewing

Please call Jane Marshall on 07801 373974 for an appointment to view