

Mileway

Grosvenor Grange Warrington

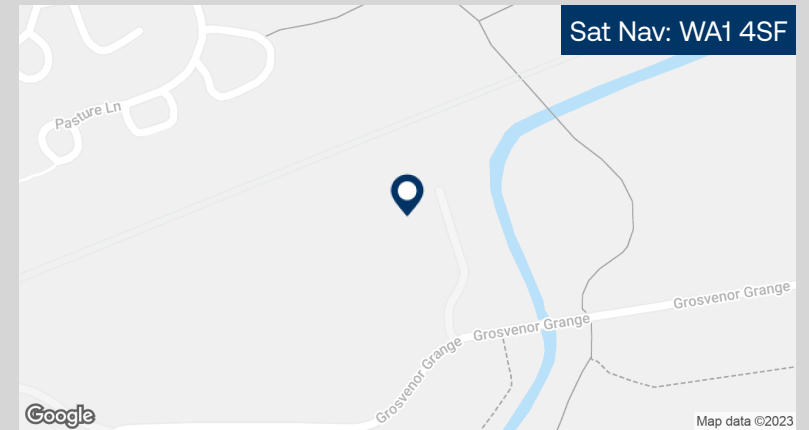
Available to Let
Warehouse
4,750 sq ft (441 sq m)



- Approximately 5 m eaves height
- Roller Shutter Doors
- Office Accommodation
- Designated Parking
- Three-phase electricity

Grosvenor Grange Industrial Estate

Grosvenor Grange Industrial Estate Warrington WA1 4SF



Description

This high-quality, semi-detached industrial unit has a great location in a well-established industrial park.

The estate comprises 15 units situated across three terraces. The units are of modern portal frame construction incorporating PVC coated steel cladding.

The units have an eaves height of approximately 5m. Each unit benefits from office accommodation and incorporates male and female WCs. The loading access is via a full height loading door. Each unit has its own designated car parking & service yard.

Property images include some CGI to illustrate the ongoing refurbishment.

Location

The units are situated on Grosvenor Grange, off Kingsland Grange, within the easily accessible and popular Grange Employment Area.

The Grange Employment Area extends to over 200 acres and attracts many of the main regional and national occupiers in the region. Grosvenor Grange is strategically located, providing an ideal and central base to serve the whole of the North West region.

The units have excellent access to the motorway network being within 2 miles of Junction 21 of the M6 and 4 miles from Junction 11 of the M62

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway
George Brereton
northwest@mileway.com
01925 358160

B8 Real Estate
Anthony Mellor
anthony@b8re.com
07794 757939

Savills
Jonathan Williams
jonathan.williams@savills.com
0161 236 8644



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3	Warehouse	4,750	441	Immediately
Total		4,750	441	

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