

TO LET

Unit 20 Rufford Court, Hardwick Grange,
Warrington, WA1 4RF

B8
REAL ESTATE



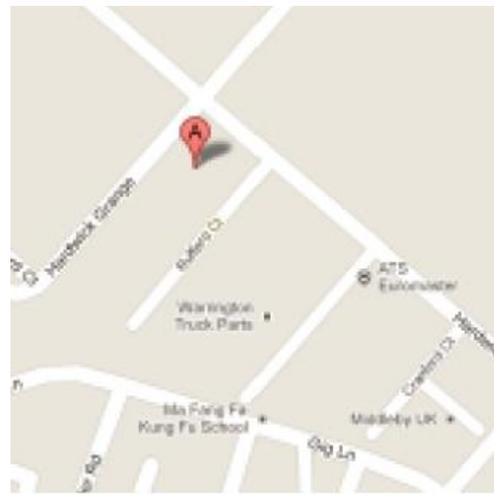
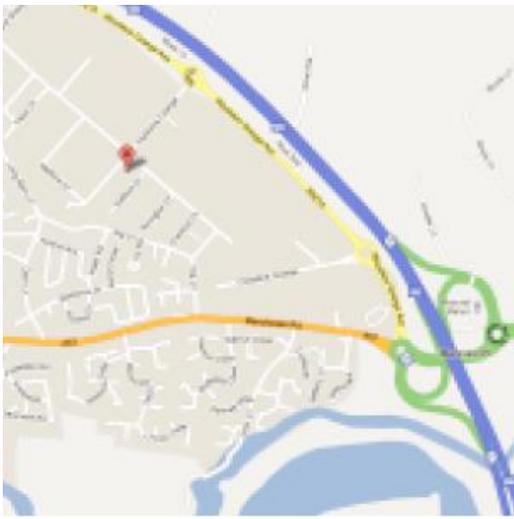
WAREHOUSE/INDUSTRIAL UNIT

3,725 SQ FT

- 5m Eaves
- Secure yard with additional parking
- Immediate Access to J21 of M6 Motorway

01925 320 520

www.b8re.com



LOCATION

The Property is located on The Grange Employment Area having immediate access to the M6 and close to the M56 and M62.

The estate is home to occupiers including AutoBar UK, ATS Euromaster, Sinclair Collis and Brown Brothers Distribution. The Birchwood Shopping Centre is located close by and is home to all major retailers and banks. Several hotels including The Holiday Inn and Premier Inn are adjacent.

DESCRIPTION

The property comprises of an industrial/warehouse unit with brick and profiled steel clad elevations. The building is of steel portal frame construction having a clear minimum internal height of 5m to underside of the haunch.

The warehouse area has a clear span and is lit by way of sodium lighting. Loading access is provided via roller shutter leading to a securely fenced and gated yard area to the front of the property. The warehouse is heated by way of gas blowers located in the eaves. The offices are located within a single storey brick extension to the front of the property.

ACCOMMODATION

Description	Size (sq ft)
Warehouse	3,000
Offices/Amenities	725
TOTAL	3,725

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWINGS

Strictly via appointment with the joint agent B8 Real Estate;

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Email: paul@b8re.com anthony@b8re.com

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