



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

Industrial Unit With Two Level Mezzanine

Summary

Tenure	To Let
Available Size	3,565 sq ft / 331.20 sq m
Rent	£36,000 per annum
Rates Payable	£11,932.50 per annum
Rateable Value	£21,500
EPC Rating	C

Key Points

- Large Warehouse
- 4.8m Eaves Height
- CCTV, Fire and Intruder Alarm
- Immediately Available
- Parking to Front
- 3-Phase Electricity
- 1KM from J21 M6
- Variety of Uses Considered

Location

Cranford court is situated 3 miles east of Warrington Town Centre, based within the well known industrial sector of Woolston.

Access is via Hardwick Grange in conjunction with Woolston Grange Avenue, Junction 21 of the M6 motorway is less than a thousand meters away which provides excellent links to both the M62 Junction 10 and the M56 Junction 9. This enables the estate exceptional access to both regional and nationwide opportunities.

Description

We are delighted to bring to the rental market, this immediately available industrial/warehouse unit, with two storey offices within.

The property comprises of a large warehouse with mezzanine installed to create further storage space, with a large roller shutter door to enable loading and unloading. There are toilet and kitchen facilities across both floors of the office space, which internally link via a ground floor entrance.

To the front of the unit there is a loading bay plus 3 allocated parking spaces with overspill parking available just a short walk from the entrance. Entry is via a single electronic access door enclosed with a roller shutter, CCTV, fire alarm and intruder alarm already in situ.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Unit	3,565	Available
Total	3,565	

Rental

£36,000 PA.

Lease Terms

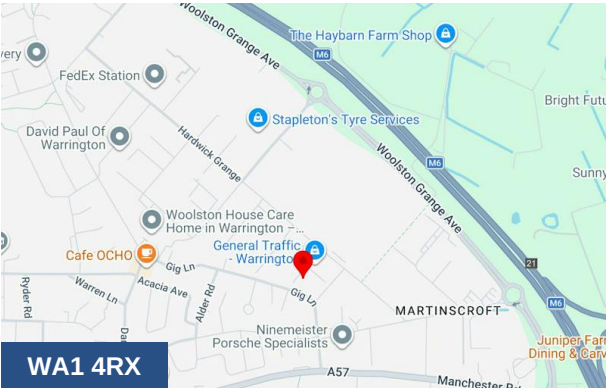
Available by way of a new Tenants Full Repairing and Insuring Basis for a minimum 5 year term.

Services

Mains electricity, water and drainage are connected.

VAT

The quoted rent is exclusive of VAT should it be applicable.



Viewing & Further Information



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