



MELFORD COURT

HARDWICK GRANGE
WARRINGTON WA1 4RZ

MODERN REFURBISHED
WAREHOUSE/ INDUSTRIAL
UNITS WITH OFFICES

FROM 5,229 SQ FT
(486 SQ M)

TO LET

CLOSE TO J21 M6



MELFORD COURT

DESCRIPTION

The accommodation provides modern industrial/warehouse units of steel portal frame construction with part brick part clad elevations under a pitched insulated roof. The warehouse areas have eaves heights of 5.4 metres. The units benefit from refurbished offices and male and female WC facilities. Loading access is provided by way of a full height roller shutter door leading to demised service yard / parking areas to the front of each unit.

SPECIFICATION

- Self contained refurbished modern units
- 3 phase electricity
- Steel concrete reinforced painted floor to warehouse
- Excellent natural light to warehouse
- Separate refurbished office areas
- Full height drive in roller shutter doors
- Landscaped areas

RENT

On application.

TERMS

The properties are available by way of a new full repairing and insuring lease on terms to be agreed.





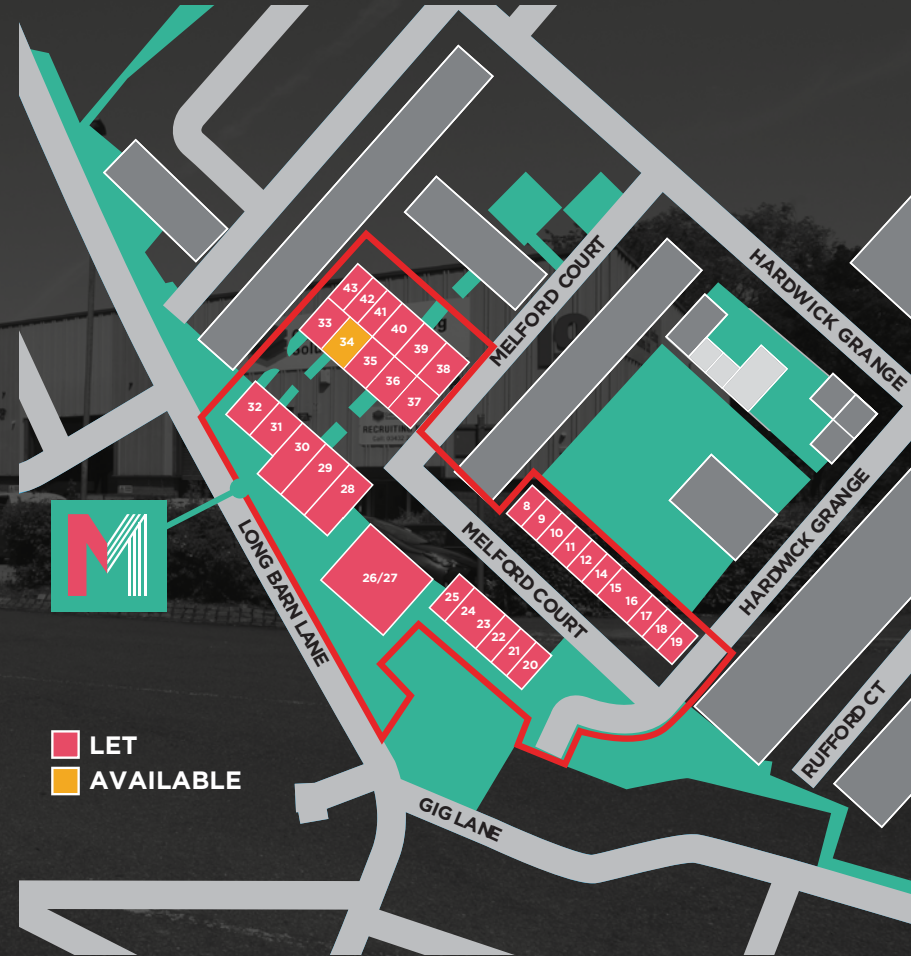
AVAILABILITY

UNIT 34

5,229 SQ FT

486 SQ M

SITE PLAN



MELFORD COURT

LOCATION

Melford Court is off Hardwick Grange on the Grange Employment Area. It has immediate access to junction 21 of the M6 motorway and is within two miles of junction 11 of the M62. The Grange Employment Area extends to over 200 acres and is a key employment location regionally.

VAT

Rents are exclusive of, but are liable to VAT at the prevailing rate.

RATES

We recommend that interested parties contact the Local Authority for confirmation of the rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

An EPC is available on request.

VIEWING

For viewing arrangements please contact the joint agents.

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