

PRELIMINARY DETAILS UNIT UNDER FULL REFURBISHMENT

**Prominently located self
contained industrial unit with
large yard**

**50 Melford Court
Hardwick Grange
Warrington
Cheshire WA1 4RZ**



28,132 sqft (2,613 sqm)

LOCATION

Melford Court is located on the Grange Industrial Estate, providing immediate access to the M6 motorway via junction 21, just minutes from the M62 and the M56 intersections. The Grange Industrial Estate is one of the region's most successful business locations, with many household names choosing this location. Unit 50 is prominently located at the entrance to the estate.

DESCRIPTION

The property is a stand alone industrial unit of steel portal framed construction offering full glazing to the front elevation

- Power floated reinforced concrete floor
- Well appointed ground and first floor office space with LED lighting
- Three loading doors
- Secure large private yard
- Three phase power
- Private car park

ACCOMMODATION

Ground and first floor office space	4,680 sqft
Warehouse space	23,452 sqft

RENT/LEASE

On Application

RATES

Rateable Value £109,900 Rates payable £55,389.60

SERVICES

Electricity, gas and mains water are provided to the premises. Heating and lighting systems are installed.

VIEWING

Strictly by appointment through the agent:-

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