



**Unit 20 Rufford Court, Warrington, WA1 4RF**

3,697 SQ FT

- Mid terrace industrial/warehouse unit
- One Level Access Loading Door
- Good access to both M6 and M62 motorways
- Office / Amenities

**01925 320520**

[www.b8re.com](http://www.b8re.com)

## LOCATION

Rufford Court is located off Hardwick Grange, forming part of the Grange Employment Area in Warrington.

The area benefits from excellent connectivity within 0.5 miles of Jtn 21 of the M6 motorway which in turn provides easy access to both the M62 (3 miles north - Jtn 10) and M56 (4 miles south - Jtn20a) motorways. As such Rufford Court is strategically located to serve the whole of the North West region.

## FLOOR AREAS

The unit extends to a gross internal area of 3,697 sq ft, which includes warehouse and office space.

## TERMS

The property is available on a new fully repairing and insuring lease on terms to be agreed.

Rental price on application.

## BUSINESS RATES

Business rates will be payable to the local authority.

## ACCOMODATION

The property comprises a high quality mid terrace industrial/warehouse unit benefitting from the following specification:

- Steel portal frame construction
- 5 metre eaves height
- 1 electronic level access loading doors
- Loading / yard area with small compound
- Warehouse lighting
- Ground Floor Offices and Amenities
- Three Phase Power
- Gas Supply

## LEGAL COSTS

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

## VIEWINGS

For further information please contact:

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