



Brook Place, Latchford, Warrington, WA4 1PL

2,833 sq ft on secure site of 0.3 acres

- Standalone industrial / warehouse unit
- Minimum Height 4.5m
- Three Electric Level Access Loading Doors
- To be refurbished

01925 320520

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LOCATION

The site is located on Brook Place which, via Grange Avenue, leads into Knutsford Road (A5061) in the Latchford area of Warrington.

The estate is 1.5 miles from Warrington Town centre and Bank Quay train station. It's well located within 3 miles of Junction 20 of the M6 and 4 miles from Junction 9 of the M62 motorway.

FLOOR AREA

The unit extends to a gross internal area of 2,833 sq ft which includes 716 sq ft of office/amenity space across two floors.

VIEWINGS

For further information please contact:

Anthony Mellor

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DESCRIPTION

The unit will benefit from the following specification after some refurbishment works:

- Minimum height of 4.5 metres
- 3 Electronic Level Access Doors
- Refurbished office space
- Warehousing lighting
- Two small external garages
- Self-contained secure site

TERMS

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

Rental price on application.



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