

ECONOMICAL OFFICES: 7A MELFORD COURT HARDWICK GRANGE WARRINGTON WA1 4RZ

TO LET ECONOMICAL OFFICES

2,943 Sq Ft

Key Benefits

- Excellent motorway location
- Good parking
- Cost effective office space
- Immediately available

Roberts
VainWilshaw

CHARTERED
SURVEYORS

LOCATION

The premises are located on Hardwick Grange in Warrington minutes drive from junction 21 of the M6 motorway. The junction with the M62 (Manchester to Liverpool) is within 2 miles and Warrington town centre is approximately 5 miles away. The Grange is one of the region's best known industrial areas, with names such as Toyota, Age Concern, and Eddie Stobart all having a presence on the estate.

DESCRIPTION

Ground and first floor office attached the warehouse of unit 7 Melford Court. The premises are totally self contained with their own front door and a good frontage to Melford Court. The premises comprise ground and first floor with plenty of natural light and the following features:-

- Mixture of open plan and private offices
- Secure with security shutters
- Excellent parking
- Carpeted/heated and lit
- Small kitchen area
- Blinds
- Alarm system

Ideal accommodation for a business looking for economical additional office space - likely to suit courier, training company, transport offices.

ACCOMMODATION

2,943 sq ft

RENT

On application with flexible lease terms.

RATES

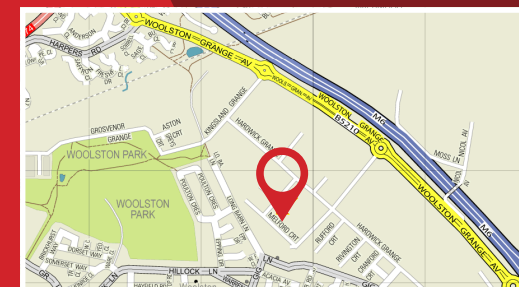
The property has a rateable value of £17,250 – please note this is not the payable figure.

EPC

A copy of the EPC is available on request.

LEGAL COSTS

Each party to bear their own legal costs.



VIEWING

By prior appointment through the joint agents:

Joseph Wilshaw

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