

TO LET
19 TATTON COURT
KINGSLAND GRANGE
WARRINGTON
CHESHIRE
WA1 4RR



Mid Terraced Industrial Unit with offices

2500 sq ft – (232.26 sqm)

Location

The premises are located on the Grange Industrial Estate in Warrington which has immediate access to junction 21 of the M6, and within a few minutes drive of the M56 and M62 intersections. The area has excellent communications, with both Manchester and Liverpool airports being within a 30 minute drive away. The estate is the home to many well know household names, such as Toyota, Fed Ex, Iceland and Ford.

Description

A steel portal frame unit with brick and metal clad elevations. The unit has a level access loading door and a decent size forecourt with enclosed yard for loading. Notable features are:-

- Ground floor office space
- Excellent access to Junction 21 M6
- 3 phase power
- Car parking and loading in front of the property

Accommodation

Ground floor warehouse and office area 2,500 sq ft (232.26 sqm)

Rent/Lease

£21,250 per annum exclusive of rates, service charge, VAT and insurance, with a new lease directly with the landlord

Rates

The property has a rateable value of £11,000 – please note this does not represent rates payable

EPC

A copy of EPC is available on request

Legal costs

Each party to bear their own costs

Viewing

Please call Jane Marshall on 01925 205060/07801 373974 for an appointment to view