

**TO LET**  
**16 TATTON COURT**  
**KINGSLAND GRANGE**  
**WARRINGTON**  
**CHESHIRE**  
**WA1 4RR**



**Mid Terraced Industrial Unit ideal for storage**

**4850 sq ft – (450.58 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:-

- Easily accessible
- Excellent access to Junction 21 M6
- 3 phase power
- Car parking and loading in front of the property
- Roller shutter door

## Accommodation

Ground floor warehouse and office area                      4,850 sq ft

## Rent/Lease

£29,100 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 £18,750 – 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