

Distribution Warehouse on a Self-Contained Site

**CBRE**

# To Let Unit 15, Chesford Grange

21,430 sq ft (1,990.89 sq m)



UNIT 15,  
CHESFORD GRANGE,  
WARRINGTON,  
WA1 4RQ

**UNDER REFURBISHMENT**



## Location

Unit 15 Chesford Grange is set in the Grange Employment Area in Warrington. This comprises some 215 acres of mainly industrial space located on J21 of the M6 Motorway.

Warrington is located in a central position in the North West and as such has attracted many of the main regional and national occupiers in the region. Being located adjacent to the M6 motorway and between the M56 and M62 motorways, units at Chesford Grange are strategically located to serve the whole of the North West region and beyond.

## Description

The unit comprises a semi-detached warehouse facility on a secure, fully fenced site and benefits from extensive yard areas. The specification includes;



**Secure site**



**5.8m Clear Eaves Height**



**Within 1 mile of Junction 21 of the M6 motorway**



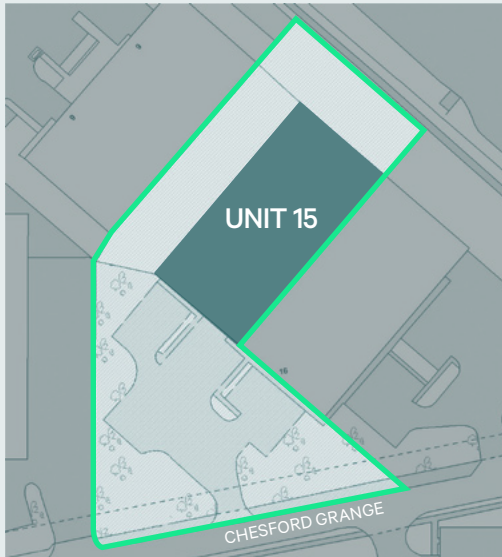
**2 ground level loading doors**



**Comprehensively refurbished**



**Ground and first floor offices**



## Accommodation

UNIT	AREA (SQ M)	AREA (SQ FT)
Warehouse	1,645.10	17,707
GF office	174.15	1,875
FF office	171.64	1,848
<b>TOTAL</b>	<b>1,990.89</b>	<b>21,430</b>

### SERVICES

All mains services are understood to be connected to the site.

### RATEABLE VALUE

Interested parties are recommended to make their own enquiries of the relevant local authority regarding rates payable.

### TERMS

The unit is available by way of a new full repairing and insuring lease.

### EPC

The property has an EPC rating of C63. A full certificate can be provided upon request.

### LEGAL COSTS

Each party will be responsible for their own costs incurred in the transaction.

## Contact

Viewing is strictly by prior appointment, please contact:

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**Subject to contract disclaimer: CBRE Limited, October 2022**

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