

**TO LET | MAY SELL**

**ONE | CHESFORD  
GRANGE**

**WOOLSTON, WARRINGTON  
WA1 4RQ**

**112,435 SQ FT (INC 9,370 SQ FT OF 2 STOREY OFFICES)  
6.84 ACRES SITE (2.77 HA)  
ADJACENT TO J21 OF THE M6  
FORMER JTF WAREHOUSE**





**ONE | CHESFORD GRANGE**

**THE PROPERTY IS PROMINENTLY SITUATED AT THE ENTRANCE TO CHESFORD GRANGE INDUSTRIAL ESTATE, ACCESSED OFF WOOLSTON GRANGE ROUNDABOUT LOCATED ADJACENT TO J21 M6.**

Hermes

XPO Logistics

DHL

Iceland

Stapletons Tyre Services

B5210

M6

Crest Medical  
suppliers to the medical industry

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MANCHESTER ROAD

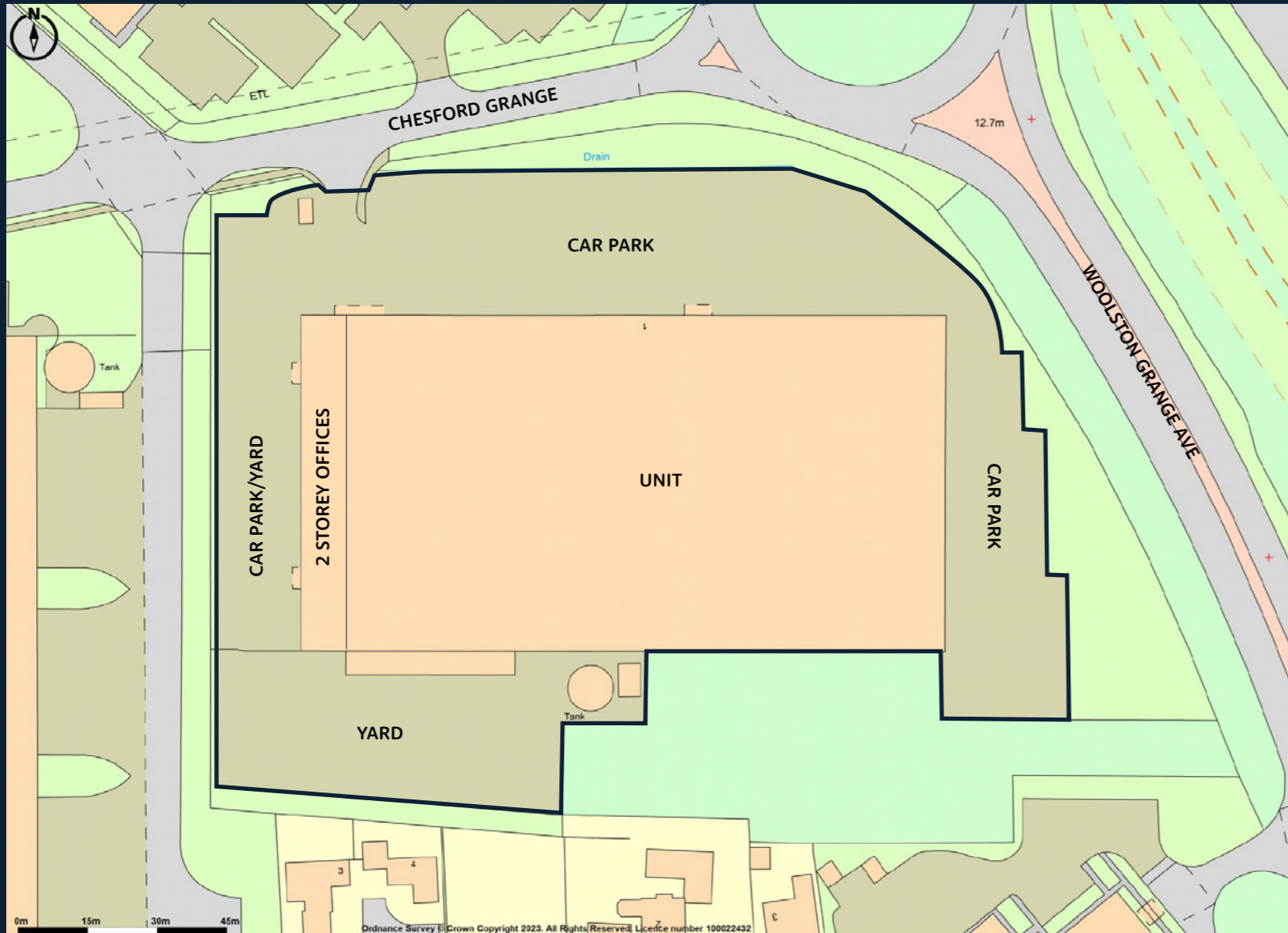
CHESFORD GRANGE

WOOLSTON GRANGE AVE

**ONE | CHESFORD GRANGE**

M6 JCT21











**ACCOMMODATION**

The site extends to approximately 2.77 hectares (6.84 acres) providing a site cover of 38%.







The premises provide the following gross internal floor areas:-

AREA	SQFT	SQM
Warehouse	103,065	9,574.80
Offices	9,370	870.48
<b>TOTAL</b>	<b>112,435</b>	<b>10,445.28</b>

**SPECIFICATION**

-  Roof replaced around 2004
-  Eaves height of 5.8m to underside of haunch
-  7.54m to apex
-  2 roller shutter loading doors
-  Extensive car parking to the front and sides of the unit
-  Full Sprinkler System

**TWO-STOREY OFFICE ACCOMMODATION WHICH INCLUDES:**

-  Reception area
-  Open plan and cellular office layout
-  Integral Category II lighting
-  Central heating
-  Male and female WCs
-  Kitchen/canteen facilities

**FURTHER INFORMATION**



**TERMS**

The unrefurbished unit is available on a new FRI lease for a term to be agreed. Consideration will be given to a sale.

**RENT/PRICE**

On application.

**VAT**

VAT will be charged where applicable.

**PLANNING**

The property has consent for a retail warehouse. The Landlord has submitted a planning application to change the use back to the original B1/B2/B8 consent.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in any transaction.

**VIEWINGS**

Strictly by appointment:

**Rob Kos**  
07709 846 930

**Richard Johnson**  
07980 837 328



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