TO LET

UNITS 24 & 25 RUFFORD COURT, WARRINGTON, WA1 4RF

B8

01925 320 520
www.b8re.com

20,500 sq ft (1,904.51 sq m)



- 0.5 MILES TO M6 JUNCTION 21
- 5M EAVES HEIGHT
- 2 ELECTRONIC LEVEL ACCESS LOADING DOORS
- SECURE GATED COMPOUND AREA

Industrial / Warehouse Unit with Offices

LOCATION

Rufford Court is located off Hardwick Grange, forming part of the Grange Employment Area in Warrington.

The area benefits from excellent connectivity within 0.5 miles of Junction 21 of the M6 motorway which in turn provides easy access to both the M62 (3 miles north) and M56 (4 miles south). As such Rufford Court is strategically located to serve the whole of the North West region.

DESCRIPTION

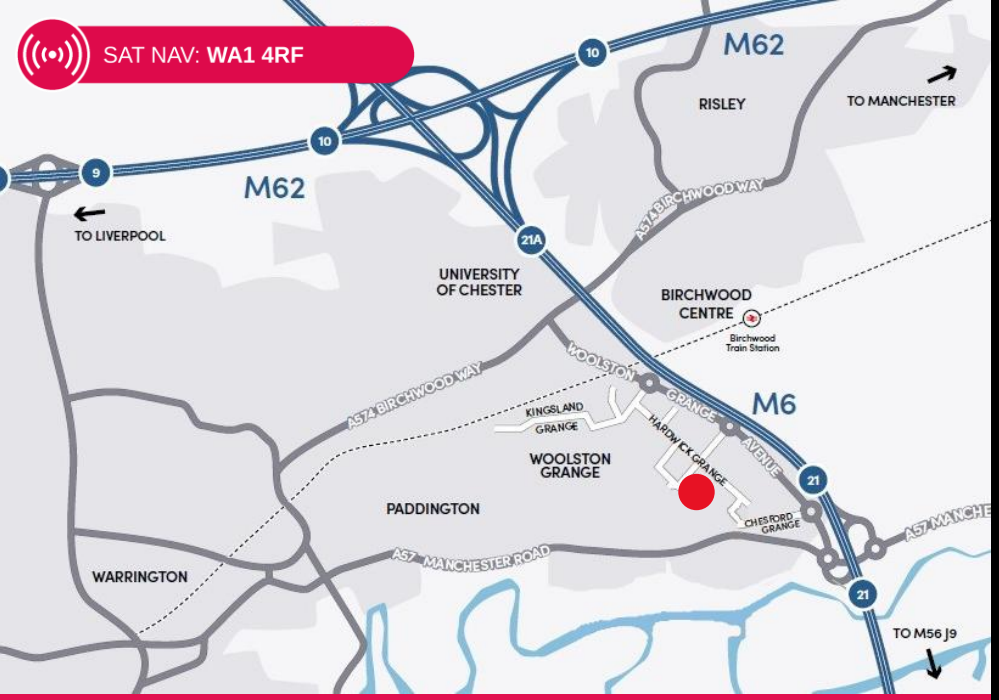
The property comprises an end terrace industrial / warehouse unit, which will be refurbished to a high-quality and benefit from the following specification:

- Steel portal frame construction
- Secure gated compound area to the front elevation
- Brand new roof
- LED warehouse lighting
- 5m eaves height
- Ground floor offices & amenities
- 2 electronic level access loading doors
- 3 phase power
- Loading yard









DISTANCES

M6, J21	0.5 miles
M62	3 miles
M56	4 miles
Warrington	4.5 miles
Manchester	17 miles
Manchester Airport	19 miles
Liverpool	22 miles



CENTRAL TO MANCHESTER & LIVERPOOL AIRPORTS

4.5 MILES TO WARRINGTON

0.5 MILES TO M6 JUNCTION 21

TERMS

The property is available by way of a new Full Repairing and Insuring lease. Terms to be agreed. Pricing available on request.

BUSINESS RATES

Business rates will be payable to the local authority.

EPC

Available upon request.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

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