23 Kingsland Grange, Warrington, WA1 4RW

23 KINGSLAND GRANGE

Warehouse available to let - **33,545 sq ft**

Available immediately



- 3 level access/ 2 dock loading doors
- Eaves height 7.75m
- Fully fitted offices
- Three-phase power
- Secure site
- Newly Refurbished





Newly refurbished

Modern refurbished warehouse

23 Kingsland Grange has recently undergone a comprehensive refurbishment to a high specification. Works include the installation of a new roof, two new dock level loading doors, upgraded LED lighting throughout, and a fully refurbished ancillary office and welfare block.

The unit is positioned on a large, secure site with a low site coverage of approximately 37%, providing generous circulation space, ample parking, and potential opportunities for future expansion or additional yard storage.

The building is of steel portal frame construction, with insulated metal profile cladding to the roof and elevations. Internally, the unit benefits from an eaves height of 7.75m, together with three level access loading doors and two dock level loading doors, allowing for efficient servicing and operational flexibility.

The property is connected to all main services, including three-phase electricity, gas, water, and mains drainage.

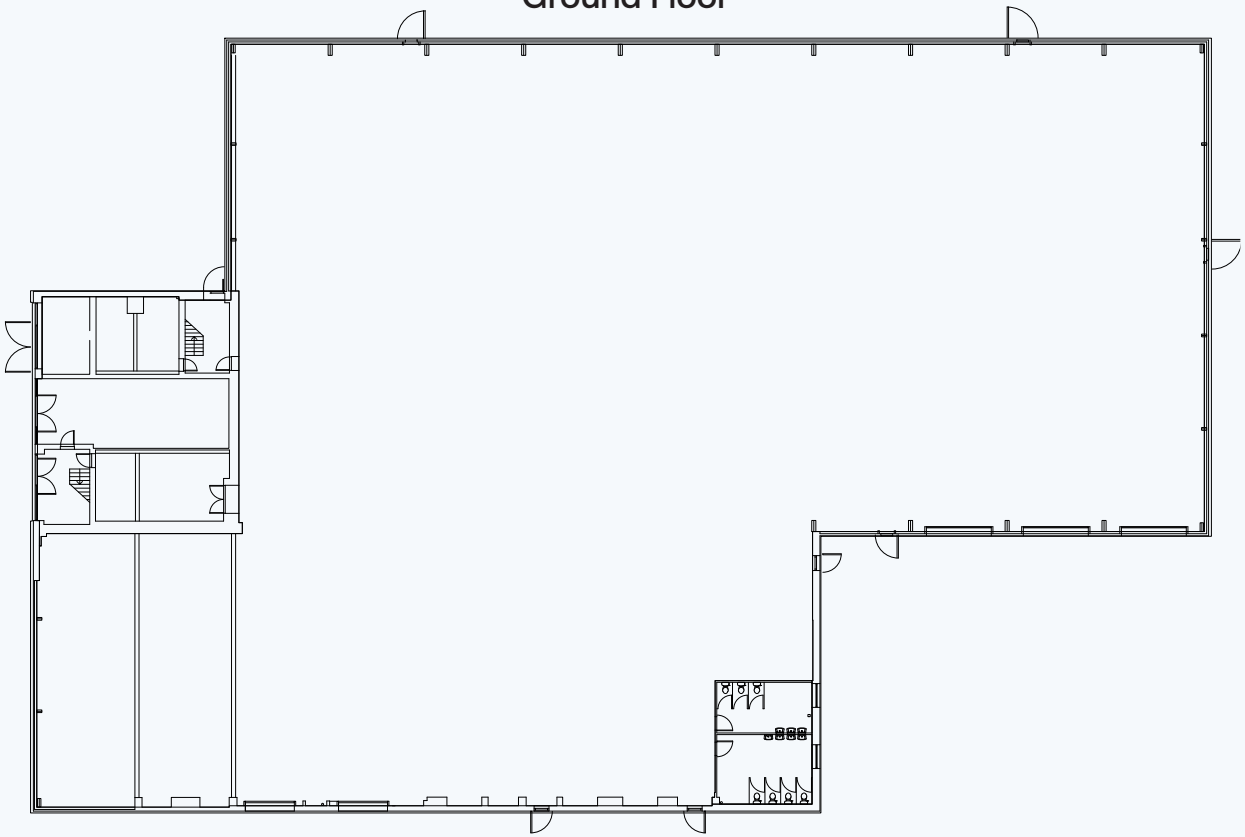


Site plan & accommodation

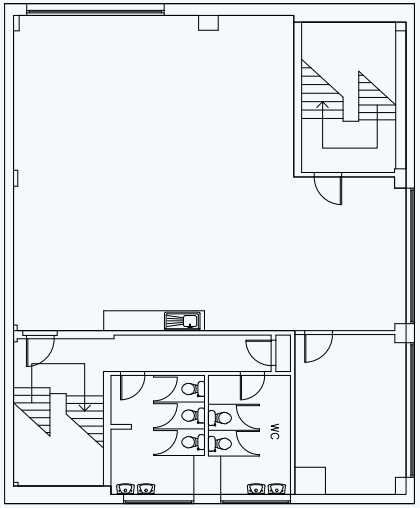


Unit	(ft^2)	(m^2)	Area
Unit 23	27,967	2,598	Warehouse
Unit 23	5,578	518	offices / ancillary
Total	**33,545**	**3,116**	

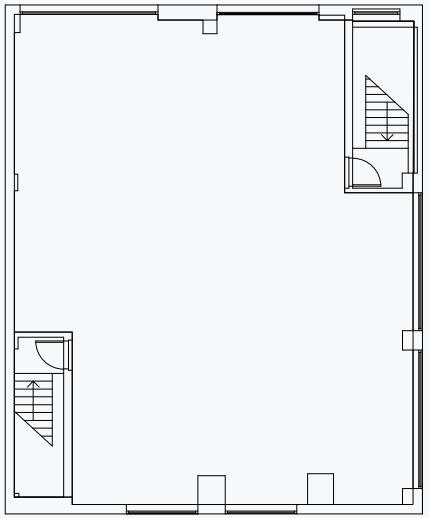
Ground Floor



First Floor



Second Floor











Location

The premises are located on Kingsland Grange Industrial Estate. Access to the M6 via Junction 21 is within 2 miles with alternative motorway access provided via Junction 11 of the M62.

Kingsland Grange is one of the main employment areas of Warrington and is home to a mix of manufacturing and warehouse operators.

By Road

M6 (21)
2 Miles

M62 (11)
4 Miles

By Rail

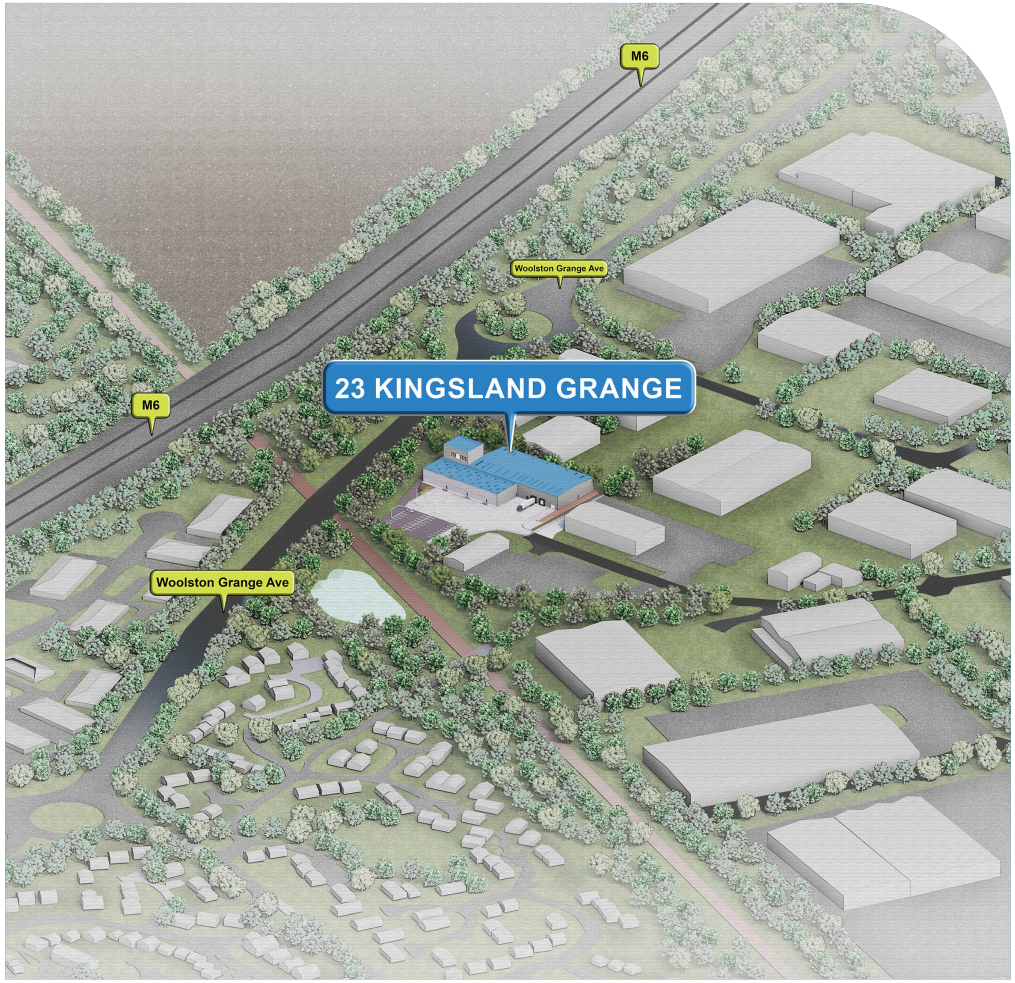
Birchwood
1 Mile

Manchester Piccadilly
17 Miles

By Air

Manchester Airport
16 Miles

Liverpool John Lennon
20 Miles





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Warrington, WA1 4RW

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Warehouse
Available to let
33,545 sq ft

Book a viewing



George Brereton
T: 01925 358160
northwest@mileway.com

Will Kenyon
T: 07802 869279
will@b8re.com

Jonathan Williams
T: 07870 183405
jonathan.williams@savills.com

Jack Weatherilt
T: 07920 468487
jack.weatherilt@dtre.com

Matt Styles
T: 07701 275588
matt.styles@dtre.com

Further information

EPC
EPC A

VAT
VAT will be payable where applicable.

Terms
Available on a new Full Repairing and Insuring Lease.

Legal Costs
All parties will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations
Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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