

# INDUSTRIAL / WAREHOUSE UNITS

## 2,972 to 4,421 SQ FT – FOR SALE



**Units 16 & 17 Cranford Court, Woolston, Warrington,  
WA1 4RX**

2,972 – 4,421 SQ FT

- Two individual units available for purchase separately
- Level Access Loading
- Dedicated Car Parking
- Immediate Access to J21 of the M6 Motorway

**01925 320520**

[www.b8re.com](http://www.b8re.com)

## LOCATION

The property is accessed via Hardwick Grange close to its junction with Woolston Grange Avenue, the main arterials route linking directly to Junction 21 of the M6 motorway.

Junction 9 of the M56 and Junction 10 of the M62 are both within easy reach giving the estate excellent access to the local and regional conurbations.

## TERMS

The units are available for sale individually.

Consideration may be given to the sale of both together.

Pricing information is available on application.

## BUSINESS RATES

Business rates may be payable to the local authority.

Any potential occupier is to make their own enquiries direct with the council.

## DESCRIPTION

The units comprises steel portal frame construction with part brick and part profile metal clad elevations.

The properties benefit from the following specification:

- 4m minimum clear internal height
- Level Access Loading
- Three-phase electricity
- Two Storey offices in Unit 16
- Warehouse Lighting

### Accommodation

The units benefit from the following areas:

- Unit 16: 4,421 sq ft
- Unit 17: 2,972 sq ft

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

## VIEWINGS

For further information please contact:

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