Grosvenor Grange Business Park

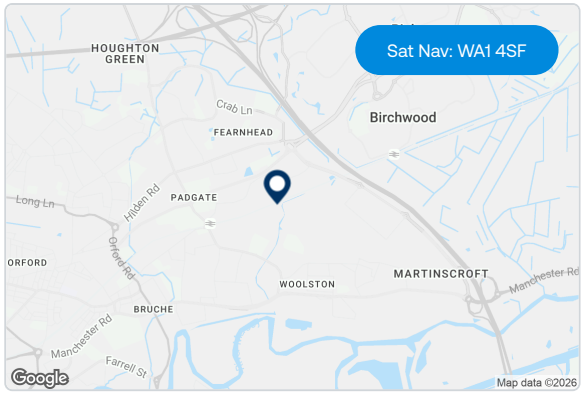
Grosvenor Grange Industrial Estate Warrington WA1 4SF

Warehouse | 5,210 - 10,534 ft²

- 5m eaves height
- Roller shutter door
- Office accommodation
- Designated parking
- Three-phase electricity
- Warrington 5 miles







Description

These high-quality, mid terraced industrial units are ideally located in a well-established industrial park.

The estate comprises 15 units situated across three terraces. The units are of modern portal frame construction incorporating PVC coated steel cladding and offer an eaves height of approximately 5 metres.

Each unit benefits from office accommodation and incorporates male and female WC facilities. The loading access is via a full height loading door and each unit benefits from a designated car parking and service yard.

Location

The units are situated on Grosvenor Grange, off Kingsland Grange, within the easily accessible and well-established Grange Employment Area. The Grange Employment Area extends to over 200 acres and attracts many of the main regional and national occupiers in the region.

Grosvenor Grange is strategically located, providing an ideal and central base to serve the whole of the North West region.

The units have excellent access to the motorway network being within 2 miles of Junction 21 of the M6 and 4 miles from Junction 11 of the M62.

Further information

EPC
Unit 9: C,
Unit 19: C

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

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

Book a viewing

Charlotte Middleton
Mileway
northwest@mileway.com
01925 358160

Anthony Mellor
B8 Real Estate
anthony@b8re.com
07794 757939

Jonathan Williams
Savills
jonathan.williams@savills.com
07870183405



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 19	Warehouse	5,210	Immediately	4,559
Unit 9	Warehouse	5,324	Immediately	4,659
Total		10,534		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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