

**Units 12&14 Cranford Court, Woolston,  
Warrington, WA1 4RX**

**B8**

**01925 320 520**

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**FOR SALE**

**6,919 sq ft ( 642.8 sq m)**



**INDUSTRIAL / WAREHOUSE UNIT**

## LOCATION

The property is accessed via Hardwick Grange, close to its junction with Woolston Grange Avenue, the main arterial route linking directly to Manchester Road A57 and immediately to Junction 21 of the M6 motorway which is within 1 mile of the estate.

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.

## DESCRIPTION

The unit comprises steel portal frame construction with part brick and part profile metal clad elevations. The roof incorporates 10% translucent roof lights.

The property benefits from the following specification:

- 2 electric level access loading doors
- 4m clear height to haunch
- Dedicated car parking
- 3 phase electricity
- Small mezzanine to the rear of one half of the unit
- Office, kitchen and WC / shower facilities
- Quality landscaped environment
- Roof replaced in 2016
- The unit is naturally split with a part dividing wall across the centre of the building.

## ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
GF Warehouse / Offices / Amenities	5,916	549.6
Mezzanine	1,003	93.2
<b>TOTAL</b>	<b>6,919</b>	<b>642.8</b>







## TERMS

The property is available for sale.

## SERVICE CHARGE

Annual service charge is payable for the upkeep of the estate.

## 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

For further information / viewings please contact:

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