



## 5 Rivington Court

Hardwick Grange, Warrington, WA1 4RT

### **Industrial / Warehouse / Trade Counter Unit**

**1,468 to 9,672 sq ft**  
(136.38 to 898.56 sq m)

- 5m eaves
- 2 electric loading doors
- 10 parking spaces
- Shared loading / yard area
- Ground & first floor offices
- 3 phase power
- Mezzanine storage area

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## Summary

<b>Available Size</b>	1,468 to 9,672 sq ft
<b>Rateable Value</b>	£67,500
<b>Service Charge</b>	On application
<b>EPC Rating</b>	Upon enquiry

## Description

The unit is of steel portal frame construction with an eaves height of 5 meters under a pitched metal clad roof. Below are part clad and part blockwork walls with access to unit via 2 level loading doors, one of which has been converted into a trade counter entrance.

## Location

Rivington Court is located off Hardwick Grange. 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 – junction 10) and M56 (4 miles south – Junction 20a) motorways. As such Rivington Court is strategically located to serve the whole of the North West region.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	5,902	548.31
Ground - Office	1,468	136.38
1st - Office / mezzanine	2,302	213.86
<b>Total</b>	<b>9,672</b>	<b>898.55</b>

## Viewings

Strictly by appointment via the sole joint agents.

## Terms

Available by way of an assignment/ sub-lease of the existing lease or a new lease directly with the Landlord.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.



## Viewing & Further Information



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