

Units 24 & 25 Rufford Court, Warrington, WA1 4RF

**B8**

01925 320 520

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**TO LET**

**20,500 sq ft (1,904.51 sq m)**

**UNDER REFURBISHMENT**



**INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES**

## LOCATION

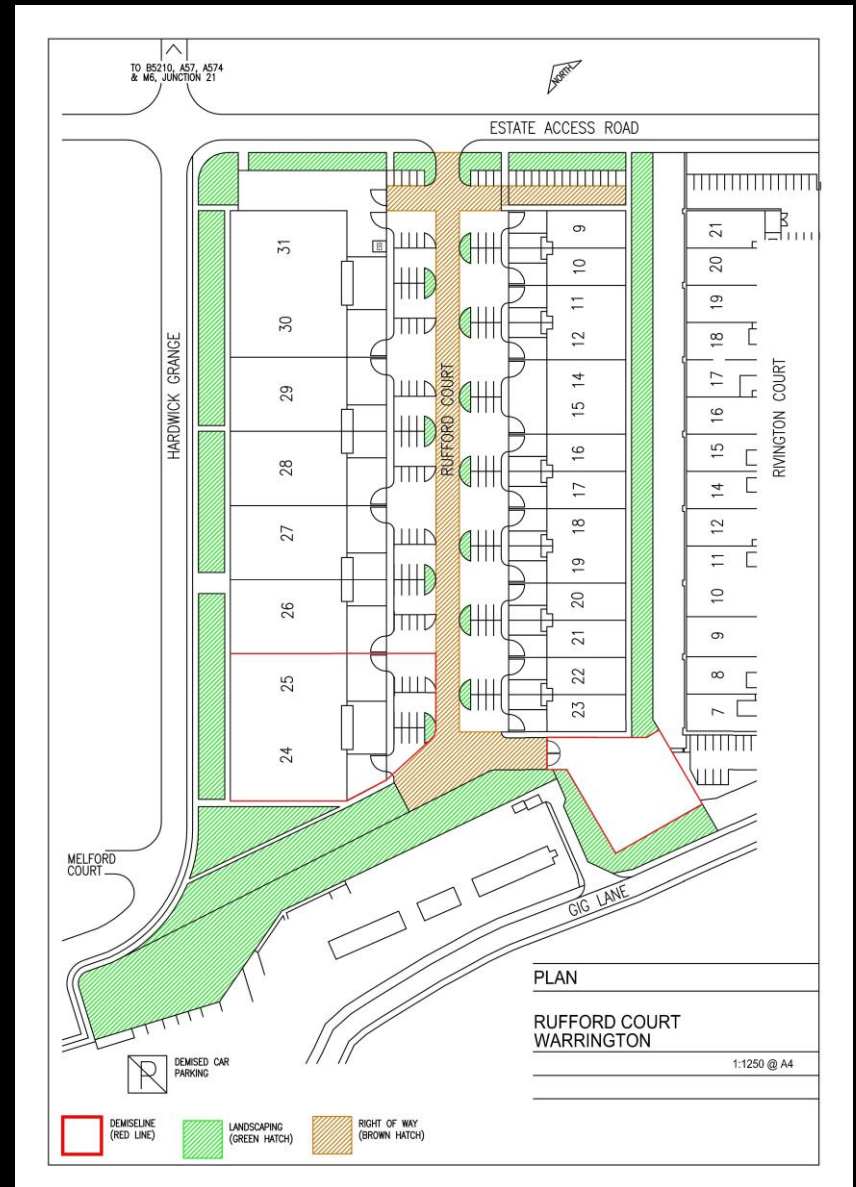
Rufford Court is located off Hardwick Grange, forming part of the Grange Employment Area in Warrington.

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) and M56 (4 miles south). As such Rufford Court is strategically located to serve the whole of the North West region.

## DESCRIPTION

The property comprises an end terrace industrial / warehouse unit, which will be refurbished to a high-quality and benefit from the following specification:

- Steel portal frame construction
- Brand new roof
- 5m eaves height
- 2 electronic level access loading doors
- Loading yard
- Secure gated compound area to the front elevation
- LED warehouse lighting
- Ground floor offices & amenities
- 3 phase power







## TERMS

The property is available by way of a new Full Repairing and Insuring lease. Terms to be agreed. Pricing available on request.

## BUSINESS RATES

Business rates will be payable to the local authority.

## 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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