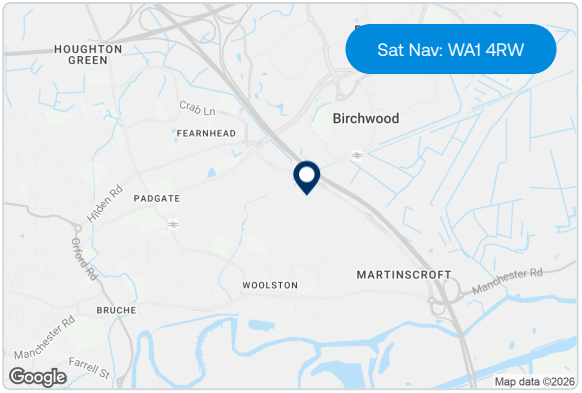
# Kingsland Grange - Unit 29

## Kingsland Grange (29) Warrington WA1 4RW

## Warehouse | 36,574 ft²

- 8m eaves height
- 8 dock doors
- 500 kVA power supply
- LED lighting
- On-site parking
- Close to the M6




## Description

The property is a detached warehouse of steel portal frame construction on a large self-contained site of approximately 3.25 acres. Internally the unit benefits from m eaves 8 dock levellers, 2 dock bays and 1 level access door.

## Location

The premises are located on Kingsland Grange Industrial Estate. Access to the M6 via Junction 21 is within 2 miles with alternative motorway access provided via Junction 11 of the M62.

Kingsland Grange is one of the main employment areas of Warrington and is home to a mix of manufacturing and warehouse operators.

## Further information

**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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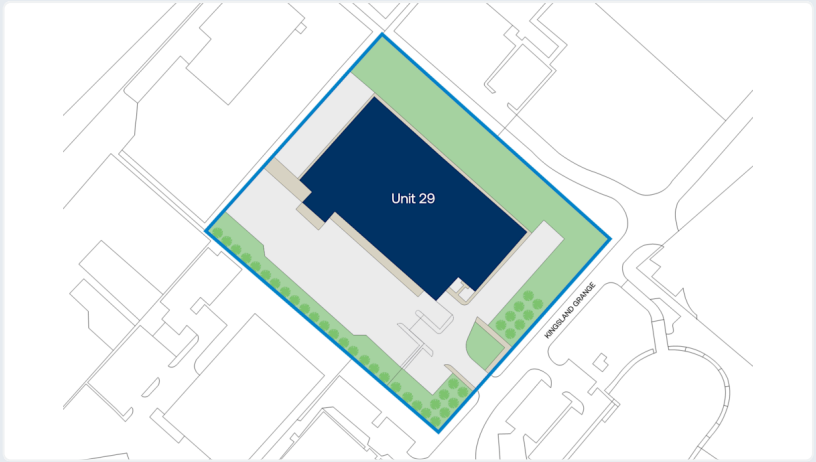


## Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | EPC |
|---|---|---|---|---|
| Unit 29 | Warehouse | 36,574 | Immediately | C |
| Total | | 36,574 | | |


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