

Unit 9 Cranford Court, Hardwick Grange, Warrington, WA1 4RX



FOR SALE /
TO LET

3,586 sq ft (333.15 sqm)



INDUSTRIAL / WAREHOUSING UNIT WITH TWO STOREY OFFICES

LOCATION

Cranford Court is situated to the east of Warrington, in the well-known Grange industrial area. This area provides great motorway access to the J21 of the M6, which is approximately 1.5 miles away. This provides great access to the national motorway network. The M62 / M6 and M6/M56 interchange lies one junction either side of the J21 of the M6.

DESCRIPTION

The property comprises a modern single storey warehouse with integral 2 story offices.

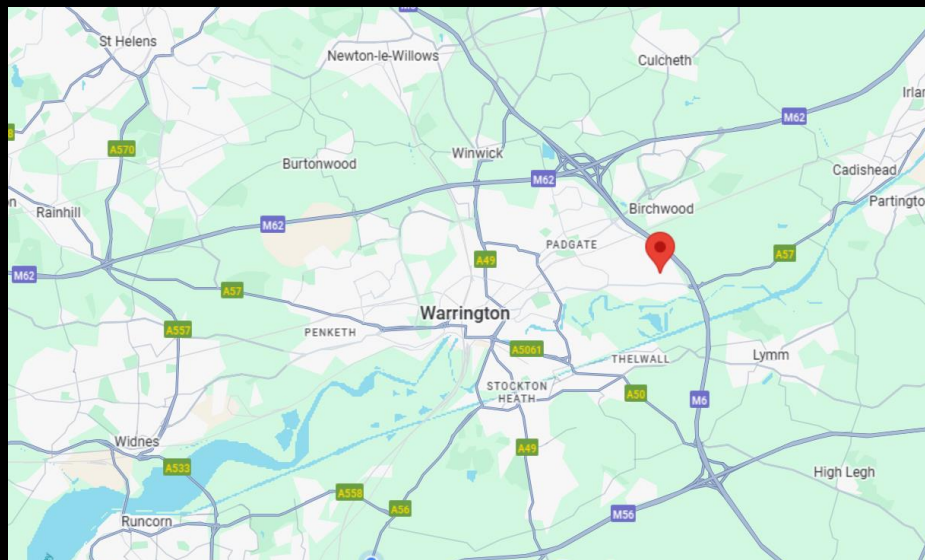
The property also includes:

- A single electronic access door
- LED lighting
- 3 phase electricity
- Kitchen
- WC facilities
- CCTV, fire alarm and intruder alarm
- 4.8 metre eaves
- Current mezzanine is to be removed





WA1 4RX



PRICE/RENT

Available upon request

TENURE

Available on a leasehold basis or can be purchased.

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 please contact:-

Anthony Mellor
Anthony@b8re.com
 07794 757939

Sam Paddon
sam@b8re.com
 Tel: 07599 863359



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