

INDUSTRIAL/ WAREHOUSE UNIT

17,790 sq ft on 1.58 acres - TO LET



31, Kingsland Grange, Warrington, WA1 4RW

17,790 sq ft on 1.58 acres

- Large self contained site in highly sought after industrial location with rapid access to M6 & M62.
- Detached single-storey industrial property with ancillary office space.
- Secure fenced service yard.
- Low site coverage of circa 26%

01925 320 520

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LOCATION

The property is located on Kingsland Grange, with immediate access to Junction 21 of the M6 (1.25 miles away) and less than 2 miles away from Junction 11 of the M62. The grange employment area comprises over 200 acres and is a strategically located employment area in serving the wider North West region.

The property is easily accessed off Woolston Grange Avenue which runs between Birchwood Way & Manchester Road with access to M6 & M62.

Surrounding occupiers include Thermo Fisher Scientific, Buddha Group Limited, Panther Logistics & Vodafone.

FLOOR AREAS

Description	Size (sq ft)	Size (sq.m)
TOTAL	17,790	1,653

ACCOMODATION

The property comprises a self-contained detached unit of steel portal frame construction with brick / blockwork and profile metal cladding.

Internally the warehouse benefits from one level access loading doors, gas warm air blowers and eaves height totaling 5.5 metres.

The offices are located to the front of the unit, external to the warehouse, made up of a single storey brickwork/cavity blockwork building with carpeted floors and double glazed windows.

Externally the unit has a gated dedicated yard area with scope to extend further to the rear & side of the building which includes a separate dedicated car parking area to the front with substantial parking available.

The overall site coverage is 26% offering potential to expand the warehouse (STPP) or convert the landscaped / grassed areas to create circa 0.5 acre of hard standing.



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TERMS

The property is available by way of a new FRI lease.
Terms to be agreed.

BUSINESS RATES

The tenants will be responsible for payment of business rates direct to the local authority. According to the VOA the current rateable value is £85,000 meaning rates payable of £43,520.

Interested parties should contact Warrington Borough Council.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be made available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any 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.

A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

For further information please contact:

Thomas Marriott:

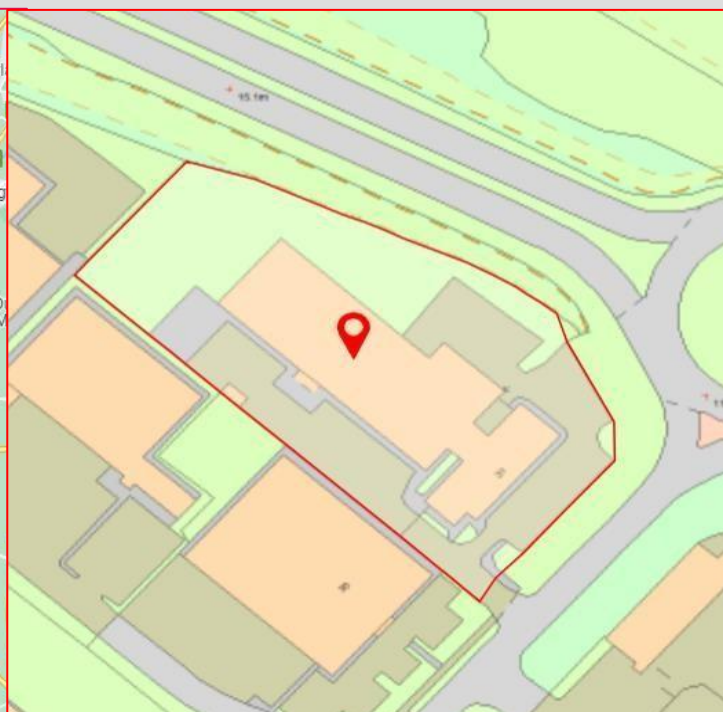
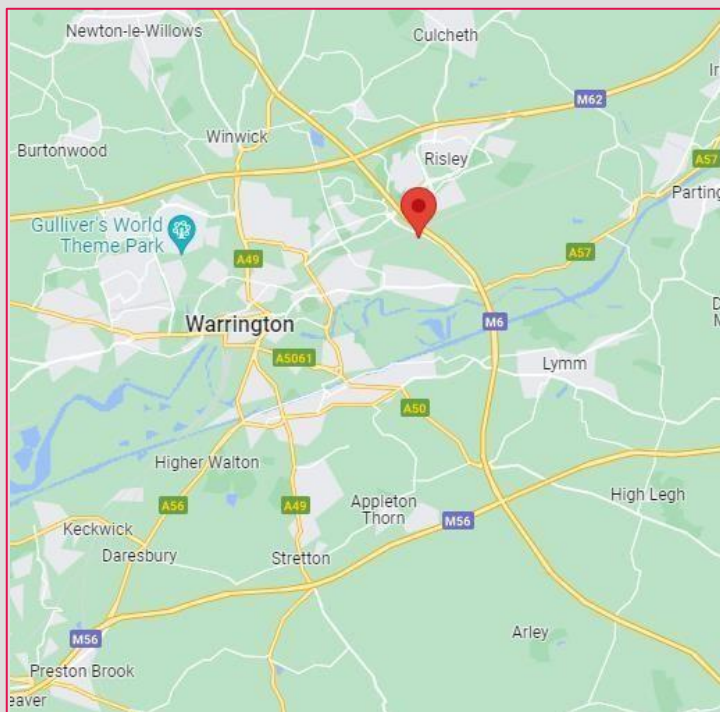
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1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.

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