TO LET / MAY SELL

14 CG

Prime Location Adjacent to M6 Junction 21

40,838 sq ft on 1.81 Acres

AVAILABLE IMMEDIATELY

Unit 14 Chesford Grange Warrington WA1 4RE

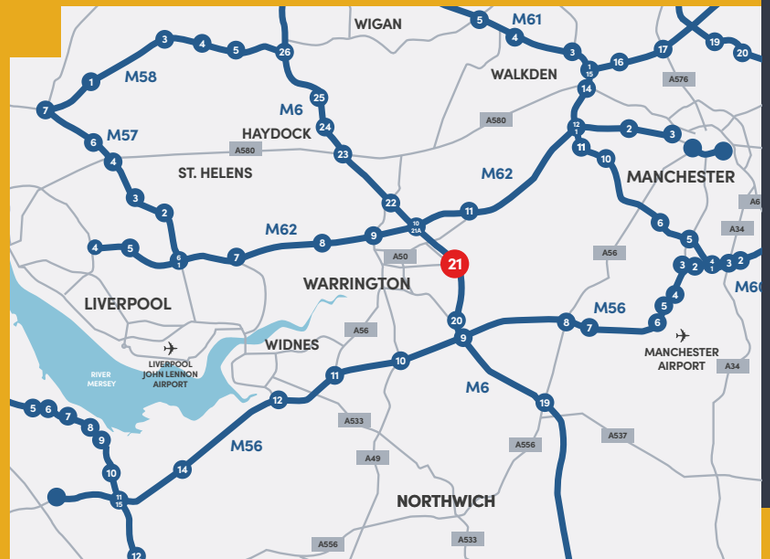
LOCATION

The subject property is positioned on Chesford Grange off Woolston Grange Avenue which is the main arterial route linking directly to Manchester Road and in very close proximity to Junction 21 of the M6 motorway, less than a mile away.

This in turn provides easy access to Junction 9 of the M56 motorway and Junction 10 of the M62.

The Grange employment area is regarded as one of the main industrial zones in Warrington spanning over 200 acres.

LOCATED NEXT TO **JUNCTION 21** OF **THE M6**



Warrington	13 mins	20 miles
Manchester	36 mins	20 miles
Chester	36 mins	27 miles
Liverpool	38 mins	22 miles
Preston	40 mins	31 miles
Birmingham	1hr 20 mins	77 miles

Padgate Station	1.5 miles
Warrington Bank Quay	3.5 mile
Birchwood Station	1.5 miles

Frequent bus routes on Manchester Road, adjacent to Chesford Grange

REGARDED AS ONE OF **THE MAIN INDUSTRIAL ZONES** IN WARRINGTON

SAT NAV **WA1 4RE**

what3words

///bowls.haggling.staple

DESCRIPTION

The property comprises a self-contained detached industrial unit of steel portal frame construction with profile metal clad elevations beneath a pitched roof.

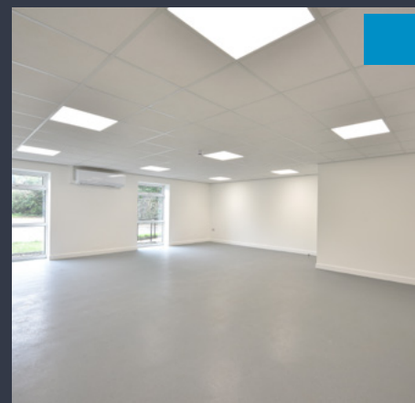
The unit has undergone a full refurbishment and benefits from the following specification;

- 5.2M eaves height
- LED Lighting
- 3 level access loading doors
- Ground and first office content
- Separate car parking area
- Ground floor canteen
- Staff welfare facilities
- Securely fenced & gated site

ACCOMMODATION

The following accommodation has been measured in accordance with the RIC Code of Measuring Practice (6th Edition) and offers the following floor areas.

DESCRIPTION	SQ M	SQ FT
Warehouse	3,078.59	33,138
Ground and First Floor Office	715.35	7,700
Total	**3,793.94**	**40,838**



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FURTHER INFORMATION

VAT

Vat will be payable on any transaction.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

TENURE

Available on a new lease on terms to be agreed; alternatively, the Landlord may consider a sale of the freehold. Price on application.

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.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. September 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk

CONTACT

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