



MELFORD COURT

INDUSTRIAL ESTATE

HARDWICK GRANGE,
WARRINGTON,
WA1 4RZ

 VINTAGES.TRICYCLE.EXULTED

MODERN INDUSTRIAL WAREHOUSE WITH OFFICES

- 5.4M CLEAR WORKING HEIGHT
- 2 LEVEL LOADING DOORS
- REFURBISHED THROUGHOUT
- EXCELLENT ACCESS TO M6 J21 AND NORTH WEST MOTORWAY NETWORK

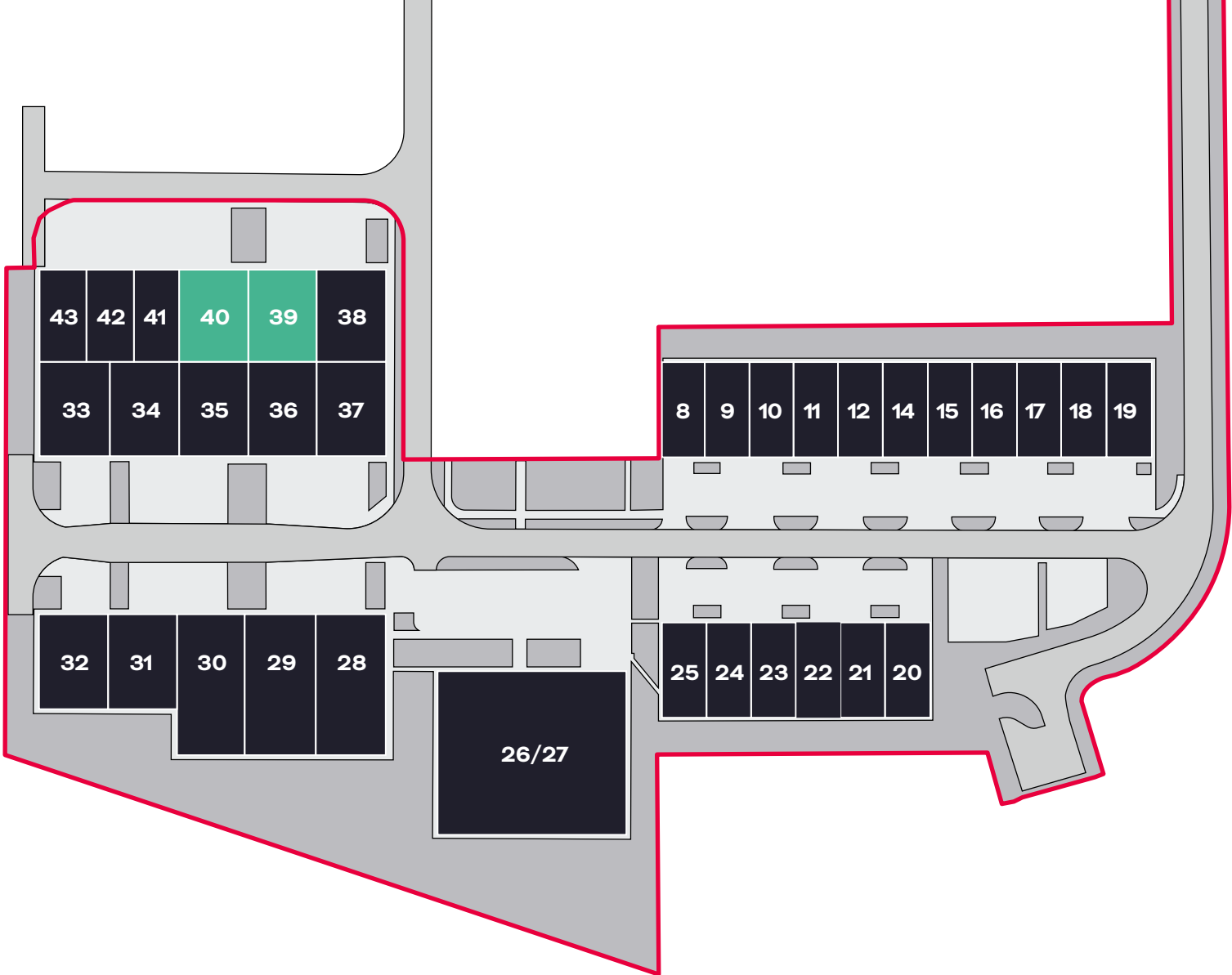
TO LET
UNIT 39-40:
10,457 SQ FT
(971 SQ M)

ACCOMMODATION & SPECIFICATION

Melford Court provides well specified warehouse accommodation in an established industrial location, with positive road connectivity & access to labour.

UNIT 5	SQ FT	SQ M
Warehouse Area	8,125	754.9
Ground floor offices	1,166	108.3
First floor offices	1,166	108.3
TOTAL GIA (approx)	10,457	971

Unit 39-40 has been recently refurbished and benefits from the following:



Refurbished Office Accommodation



Generous Yard Depths and Parking Provision



LED Lighting



EPC B or Higher



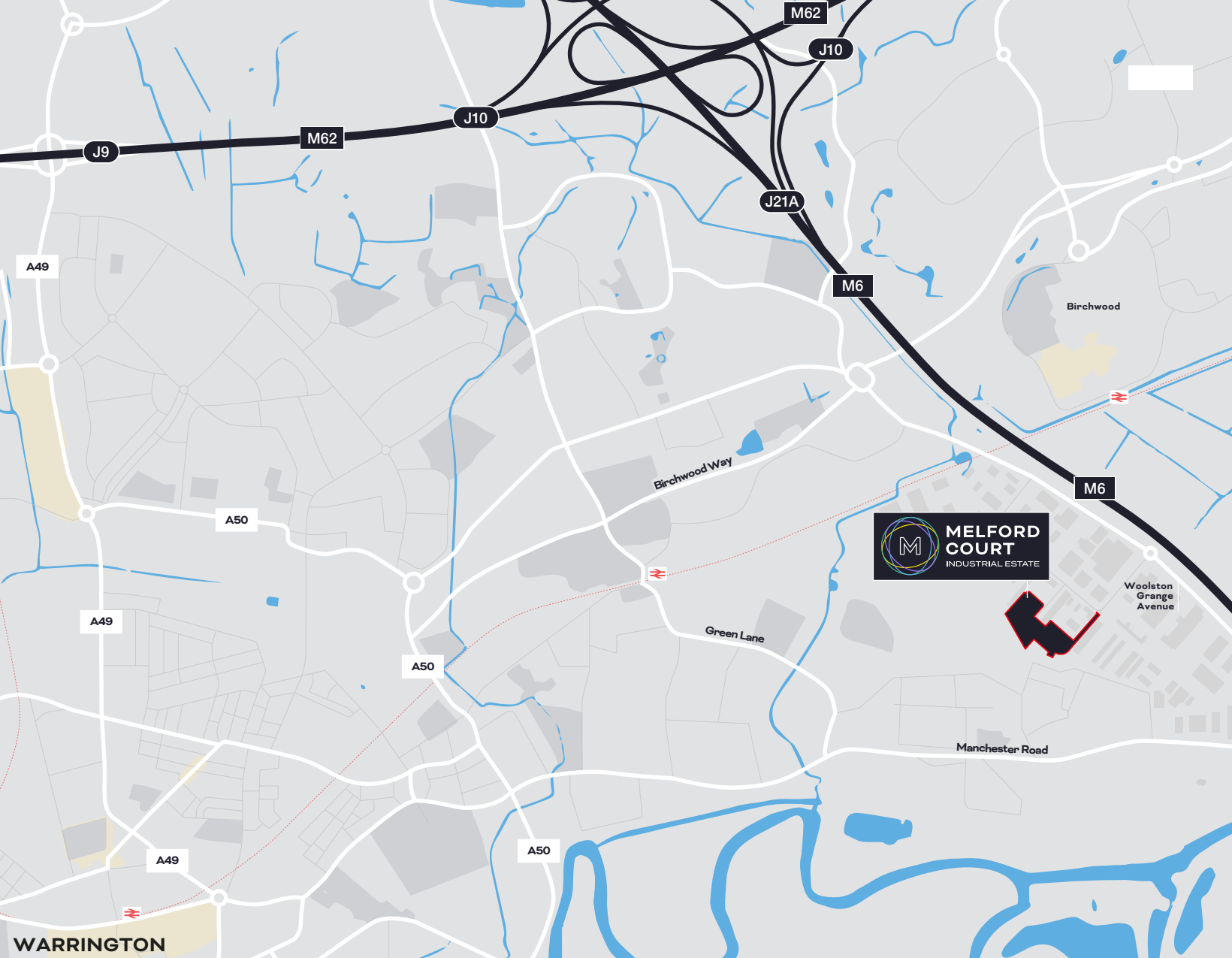
Excellent Motorway Access



2 Electric Roller Shutter Doors



Eaves Height of 5.4m



LOCATION

Melford Industrial Estate is situated within Hardwick Grange one of the main industrial areas of Warrington, approximately 4 miles east of the town centre, benefiting from excellent proximity to the M6 motorway via Junction 21 lying just 1 mile (3 minutes) to the south-east. The M6 / M62 intersection can also be accessed within just 4 mile to the north with a drive time of 6 minutes.



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TRAVEL TIMES



M6 (J21)	1 mile	3 mins
M6 / M62 Interchange	4 miles	6 mins
M6 / M56 Interchange	4.2 miles	6 mins
Central Warrington	4 miles	9 mins
Manchester City Centre	15 miles	20 mins
Liverpool City Centre	22 miles	30 mins



Birchwood Train Station	1.2 miles (20 mins walk)
Padgate Train Station	1.4 miles (25 mins walk)
Warrington Central	3 mins (Train)
Manchester Piccadilly	20 mins (Train)
London Euston	1 hr 47 mins (Train)



Manchester Airport	14.7 miles	16 mins
Liverpool John Lennon Airport	19.3 miles	24 mins





FURTHER INFORMATION

EPC

An EPC certificate will be available upon request.

TERMS

The unit is available on a new lease to be agreed.

CONTACT

For further information, or to arrange an inspection, please contact the joint agents:



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