



MELFORD COURT

INDUSTRIAL ESTATE

NEWLY REFURBISHED UNITS
TO LET FROM 3,000 - 10,457 SQ FT

- ESTABLISHED INDUSTRIAL ESTATE
- 1 MILE FROM J21 M6

HARDWICK GRANGE,
WARRINGTON,
WA1 4RZ

DESCRIPTION

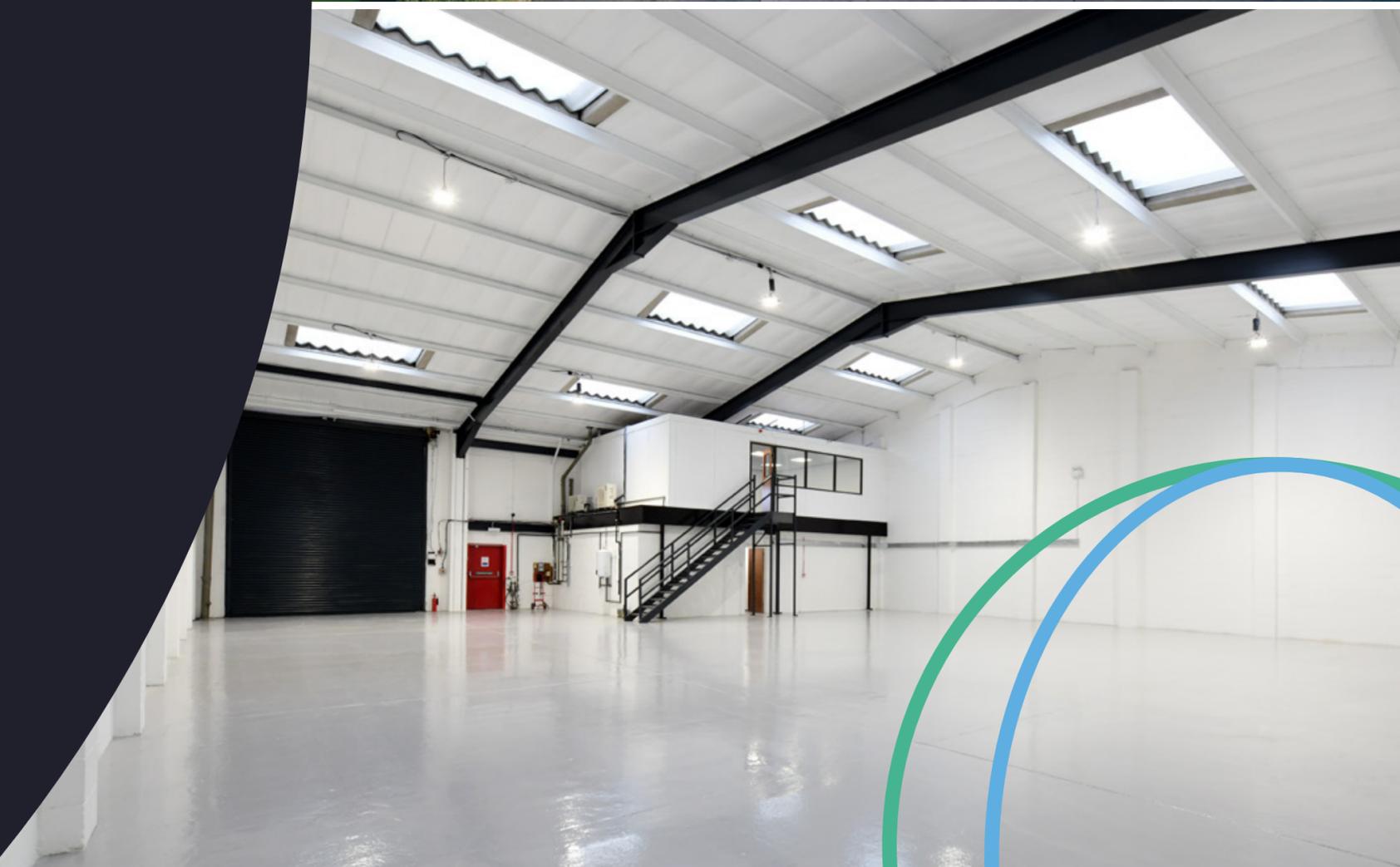
Melford Industrial Estate is situated within Hardwick Grange one of the main industrial areas of Warrington, approximately 4 miles east of the town centre, benefiting from excellent proximity to the M6 motorway via Junction 21 lying just 1 mile (3 minutes) to the south-east. The M6 / M62 intersection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

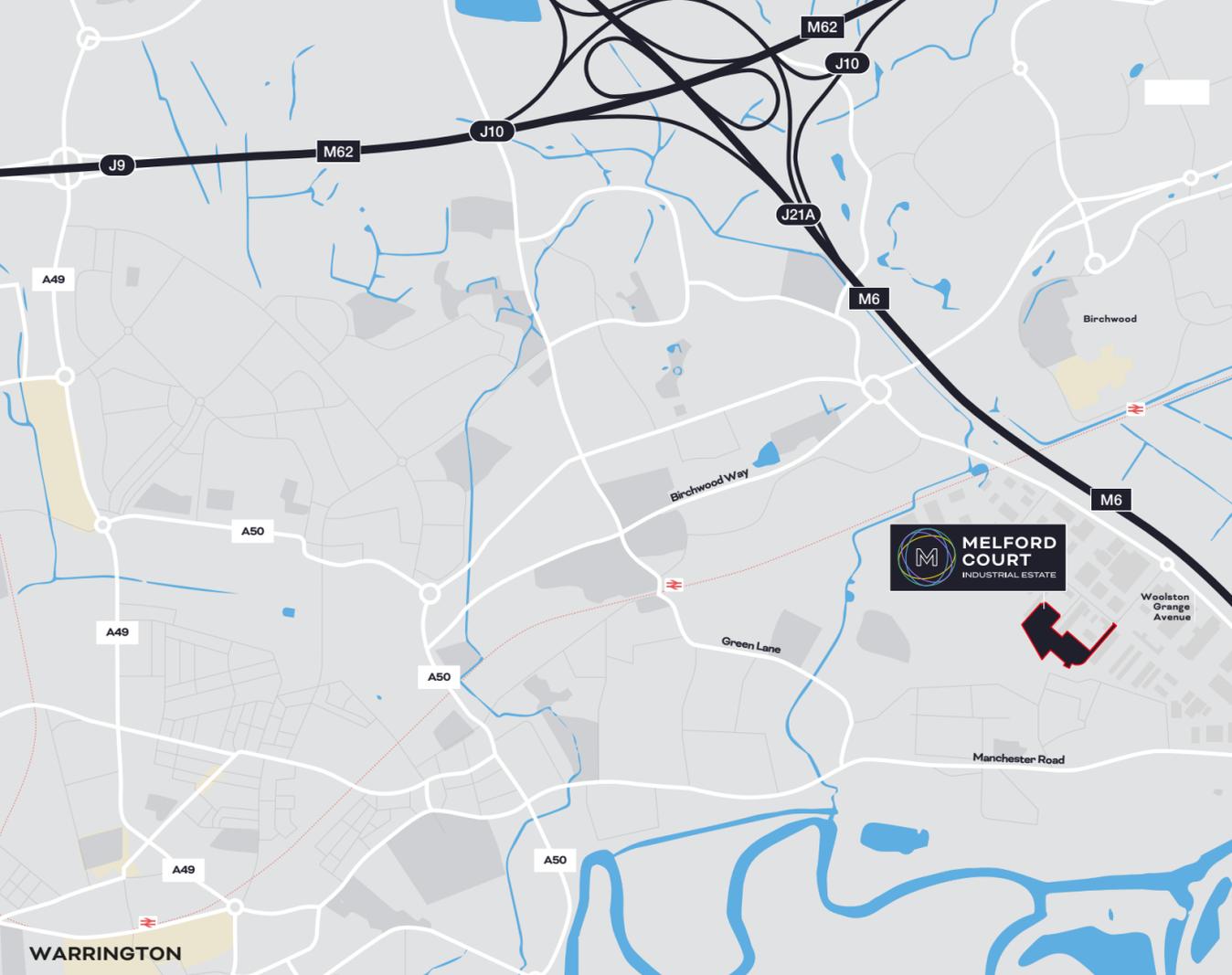
The estate comprises 26 units, extending to a total of 155,497 sq ft GIA with unit sizes ranging from 3,244 sq ft.

The estate is arranged as five separate terraces of light industrial units and a detached mid box unit, all of steel frame construction. In 2022 the estate underwent an extensive programme of refurbishment works including the replacement or over sheeting of all roofs and a complete overhaul of the elevations including a replacement of the curtain walls and loading doors (further information available upon request).

ESG upgrades have also been undertaken in recent years with 43% of the units now rated EPC A or B and 96% rated EPC C or higher.

Each unit benefits from 1-2 roller shutter doors, generous service yards with dedicated car parking provision and clear internal eaves height up to 5.4m.





LOCATION

Warrington is a key industrial centre within the North West, strategically lying on the intersection of the M6 and M62 motorways virtually equidistant from Manchester and Liverpool, the UK's third and sixth largest cities.

Manchester City Centre is reachable within 15 miles and a 20 minute drive time with Liverpool City Centre reachable within 22 miles and a 30 minute drive time. This proximity to two of the UK's largest cities provides unrivalled access to densely populated urban areas with over 10 million people accessible within a 90 minute drive time.

In terms of rail connectivity, Birchwood Train Station lies 1.2 miles to the north and Padgate Train Station lies 1.4 miles to the west with a walking time of only 20 and 25 minutes respectively.

Padgate Train Station provides regular direct trains to Warrington Central with a journey time of just 3 minutes and Birchwood Train Station provides regular direct trains to Manchester with a shortest journey time of 20 minutes.

The location's excellent road and rail connectivity, as well as its close proximity to Manchester and Liverpool, provide a significant and densely populated catchment area with major benefits in terms of customer reach and accessibility to labour.

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



AERIAL



MANCHESTER CITY CENTRE
15 miles (20 mins)

M62



M6 / M62 Interchange
4 miles (6 mins)



Stapletons
Tyre Services

Page UK

Iceland



TED TODD

M6

J21

Central Warrington
4 miles (9 mins)



TOYOTA

FedEx

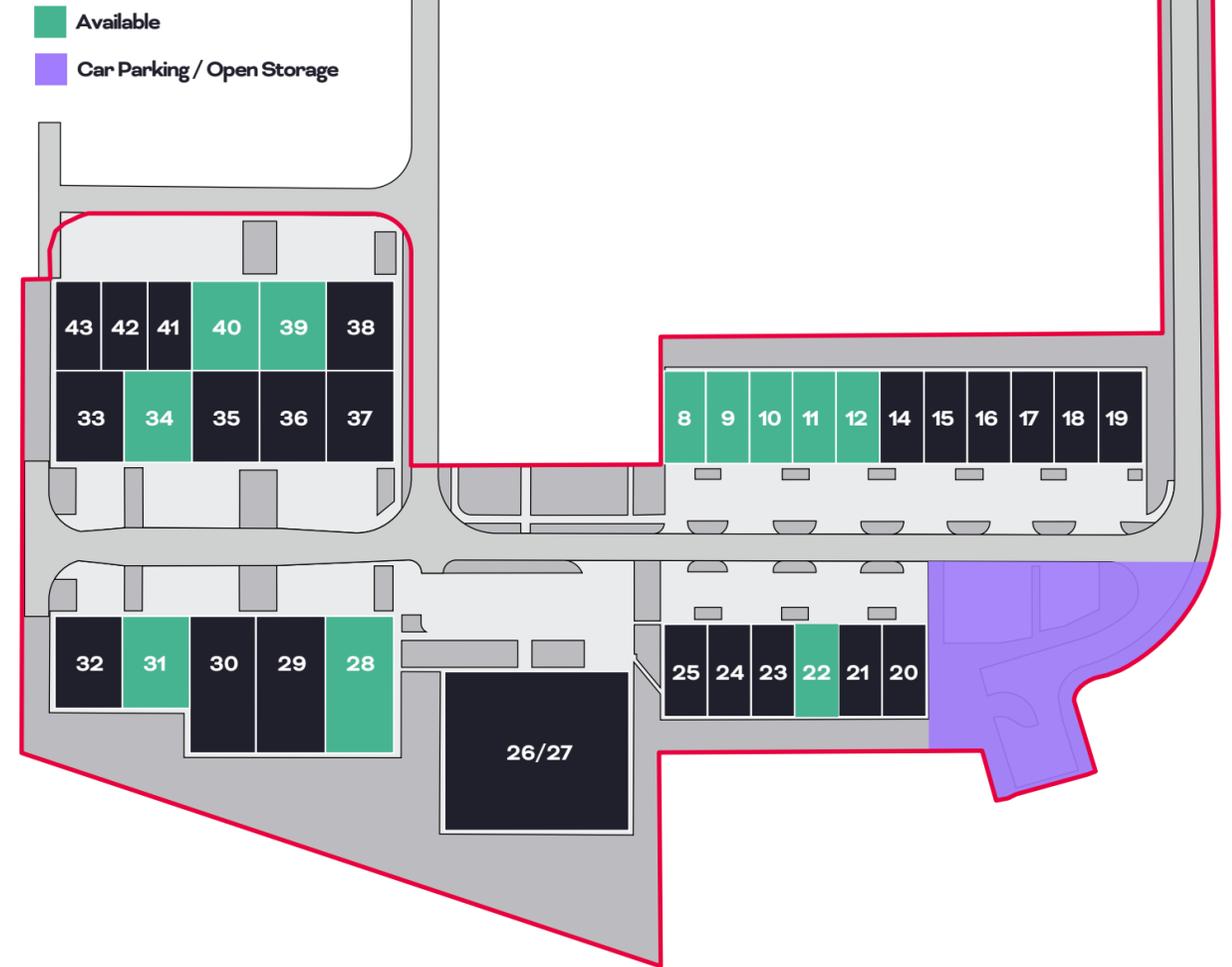
 **MELFORD COURT**
INDUSTRIAL ESTATE

Dreams

ACCOMMODATION

The current availability is as below:

	SQ FT	SQ M
Unit 8	2,976	276
Units 9-10	6,000	557
Unit 11	3,000	279
Unit 12	3,000	279
Unit 22	3,244	301
Unit 28	6,931	644
Unit 31	5,706	530
Unit 34	5,176	481
Units 39-40	10,457	971




New or Oversheeted Roofs to All Units


New Windows, Roller Shutter Doors and Elevations


Generous Yard Depths and Parking Provision


Eaves height up to 5.4m


High quality office space

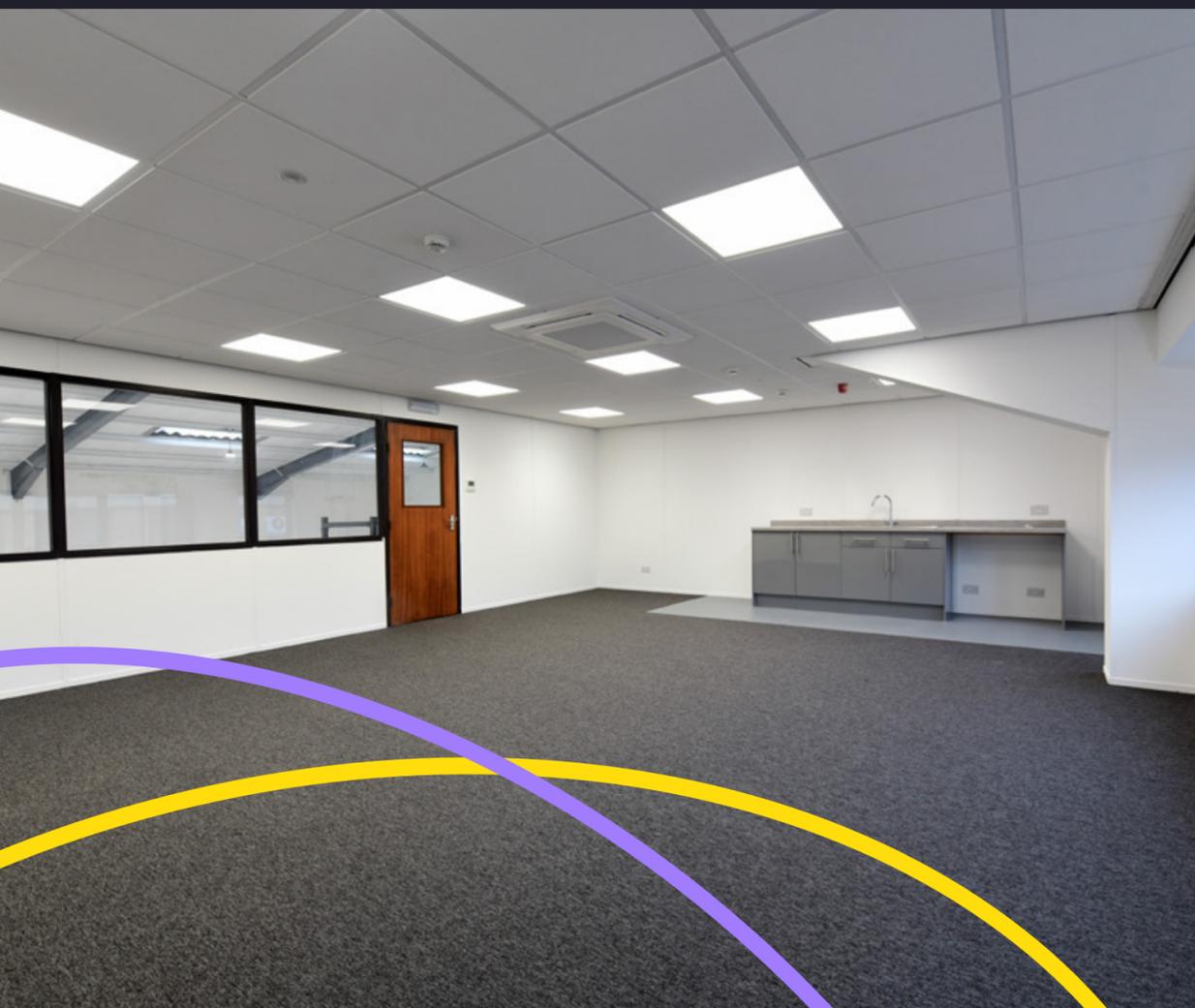

LED Lighting


EPC B or higher


Excellent motorway access



GALLERY





FURTHER INFORMATION

EPC

An EPC certificate will be available upon request.

TERMS

The units available by way of a new lease on terms to be agreed.

CONTACT

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



ANTHONY MELLOR
07794 757 939
anthony@b8re.com



JOHN WHITEHURST
07592 112 072
john@pelotonre.co.uk



BRADLEY NORTON
07870 393 145
bradley.norton@knightfrank.com

MAX SEED
07484 987 756
max.seed@knightfrank.com

IMPORTANT NOTICE: Knight Frank and B8 give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated January 2026.

Designed by:
 Blaze
Marketing
0161 387 7252



**MELFORD
COURT**
INDUSTRIAL ESTATE

HARDWICK GRANGE, WARRINGTON, WA1 4RZ

