



# 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.**

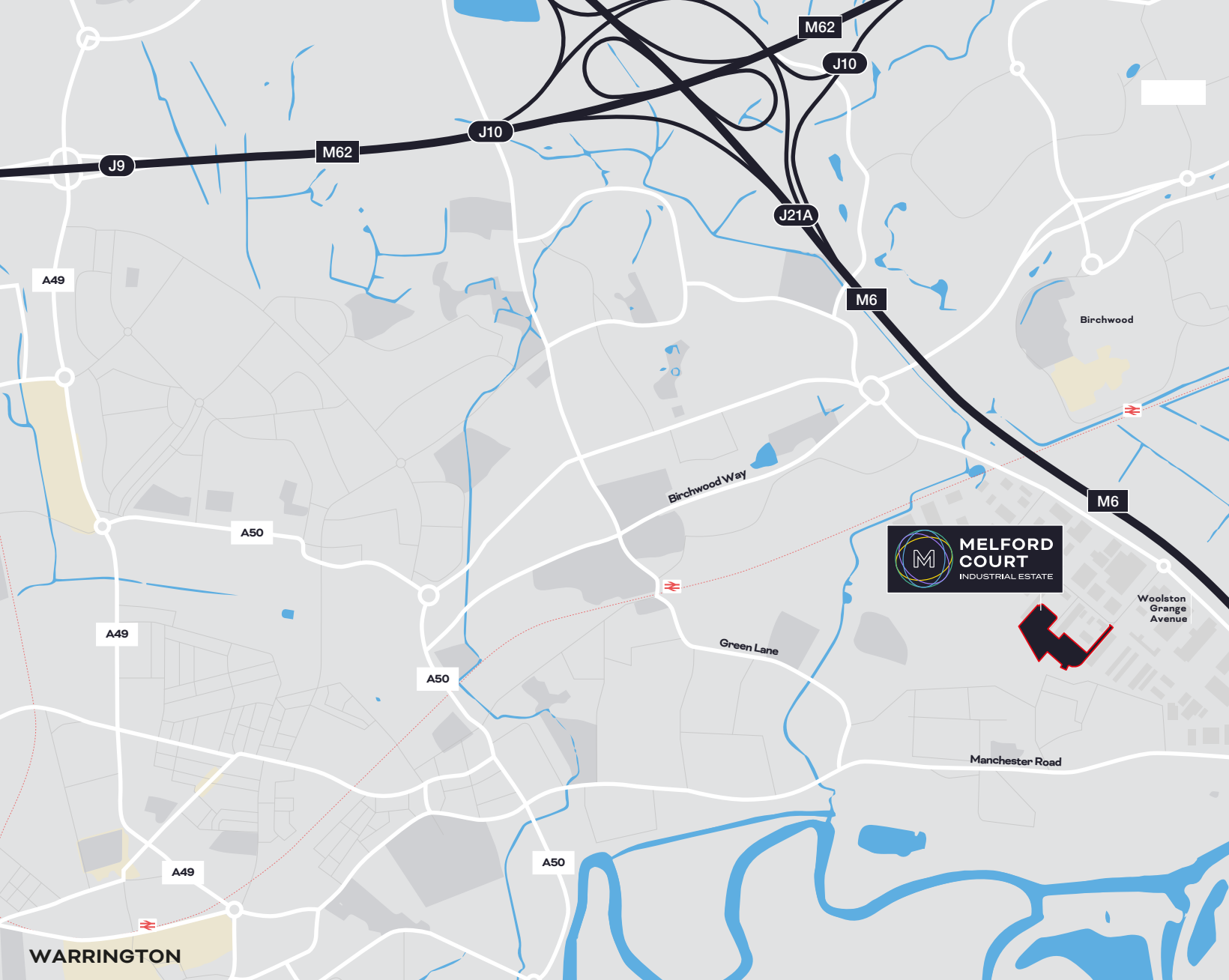
The estate comprises 26 units, extending to a total of 155,497 sq ft GIA with unit sizes ranging from 3,244 sq ft.

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)

TED TODD

M62  
M6 / M62 Interchange  
4 miles (6 mins)

Stapletons  
Tyre Services

ageUK

Iceland

M6

J21

Central Warrington  
4 miles (9 mins)

TOYOTA

FedEx

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Dreams

# ACCOMMODATION

The current availability is as below:

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

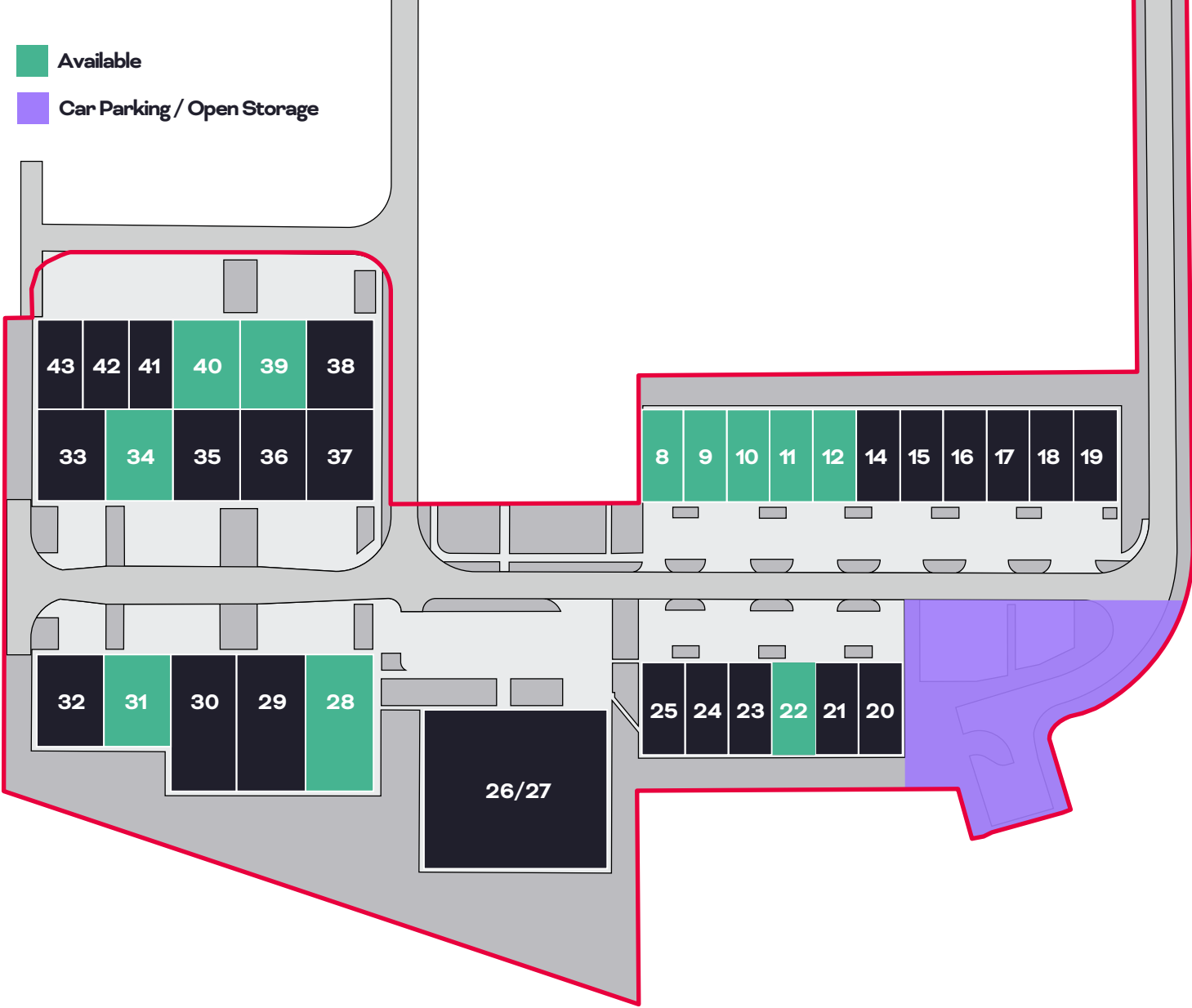


EPC B or higher



Excellent  
motorway access

Available  
Car Parking / Open Storage



# 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:



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Designed by:

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**MELFORD  
COURT**  
INDUSTRIAL ESTATE

HARDWICK GRANGE, WARRINGTON, WA1 4RZ

