

TO LET
**CHESFORD
GATEWAY**

J21 | M6

WARRINGTON

WA1 4RQ

AVAILABLE NOW AS A WHOLE OR SPLIT

FULLY RE-CLAD BUILDING

1 MVA POWER SUPPLY

NEW OFFICES

NEW DOORS

M6

TED TODD

STRATEGIC WAREHOUSE
/ DISTRIBUTION UNITS

A57

50,000-100,000 SQ FT

APPROXIMATELY

FUTURE PROOFED SPECIFICATIONS



THE DETACHED WAREHOUSE FACILITY PROVIDES THE FOLLOWING SPECIFICATION:



**BRAND NEW ROOF
WITH 25 YEAR
WARRANTY**



**EPC:
UNIT 1 – EPC A(18)
UNIT 2 – EPC A(20)**



**6.46M CLEAR HEIGHT
TO UNDERSIDE OF
HAUNCH**



**SELF CONTAINED
GATED SITE**



**4 TAILGATE DOORS
(2 EACH UNIT)**



**6 LEVEL ACCESS
DOORS (5M X 4M)
(3 EACH UNIT)**



**31M DEEP
SECURE YARD**



**SEGREGATED
LOADING
& CAR PARKING**



**1MVA POWER SUPPLY
(500KVA TO EACH)**



**12 EV CHARGING POINTS
PLUS 110+ CAR PARKING
SPACES**



**LED LIGHTING
THROUGHOUT**



**STEEL FRAME WITH LARGE
SPAN STEEL TRUSS ROOF
CONSTRUCTION**



**FULLY INSULATED
CLADDING**



**BLOCKWORK WALLS
INTERNALLY & FULL HEIGHT
CLADDING EXTERNALLY**



**HEAT PUMP & COOLING
SYSTEM INTO OFFICES**



**NEWLY REFINISHED
OFFICE SPACE**

SITEPLAN



6.46M CLEAR HEIGHT TO UNDERSIDE OF HAUNCH



3 LEVEL ACCESS DOORS



4 TAILGATE LOADING DOORS



3 LEVEL ACCESS DOORS



31M DEEP SECURE YARD

HGV ENTRANCE

Chesterford Grange

22 ADDITIONAL CAR PARKING SPACES

CAR PARK ENTRANCE

UNIT 1

UNIT 2

148.90M

60.41M



OFFICES



OFFICES

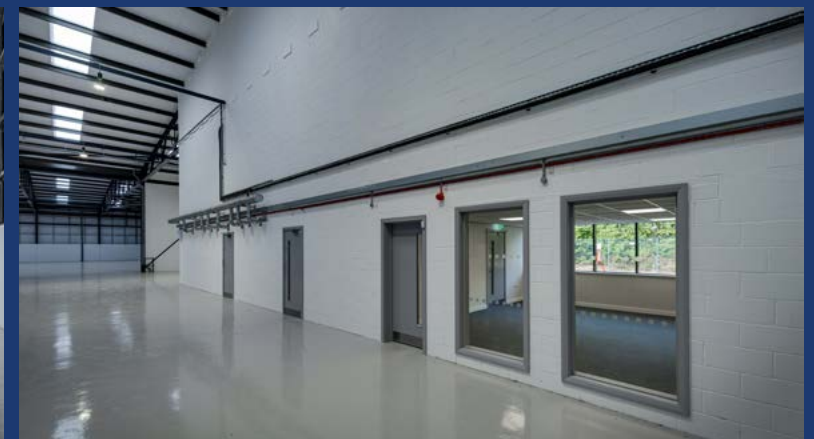
ACCOMMODATION

The building has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th edition).

UNIT 1	SQ M	SQ FT
Ground Floor		
Warehouse	4,333.1	46,641
Offices	156.4	1,683
First Floor		
Offices	150.0	1,615
TOTAL	4,639.5	49,939

UNIT 2	SQ M	SQ FT
Ground Floor		
Warehouse	4,319.9	46,499
Offices	155.7	1,676
First Floor		
Offices	149.5	1,609
TOTAL	4,625.1	49,784





LOCATION

The property is located on Chesford Grange and with almost direct access to junction 21 of the M6 via Woolston Grange Road (B5210).

The M62 is situated 1 mile to the north and the M56 motorway 1.5 miles to the south.



CHESFORD GATEWAY



Strategically located at the logistics hub of the North West



65%

of the UK is within a single HGV drive time



4.5 Hrs Drive Time
40 million + People



4 Hrs Drive Time
30 million + People



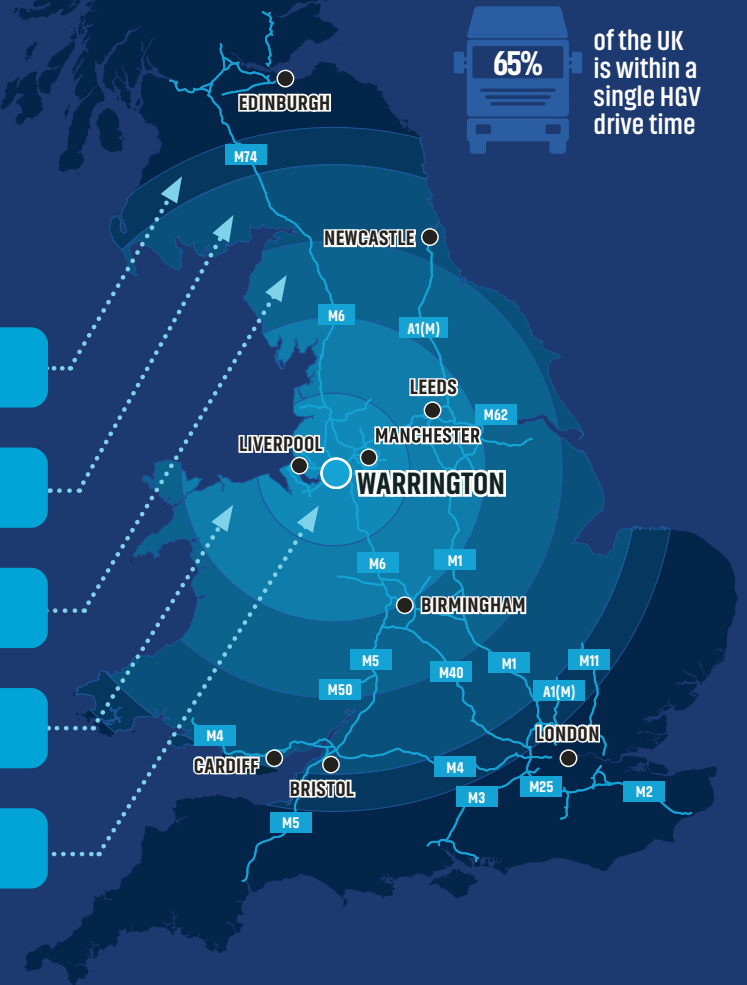
3 Hrs Drive Time
20 million + People



2 Hrs Drive Time
10 million + People



1 Hrs Drive Time
5 million + People



CHESFORD GATEWAY

J21 | M6

WARRINGTON
WA1 4RQ

TO LET
STRATEGIC WAREHOUSE
/ DISTRIBUTION UNITS

APPROXIMATELY
50,000-100,000 SQ FT

RENTAL / TERMS

The property is available on a leasehold basis only. Please contact the letting agents for further information.

EPC

Unit 1 – EPC A(18)
Unit 2 – EPC A(20)



CONTACTS

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