



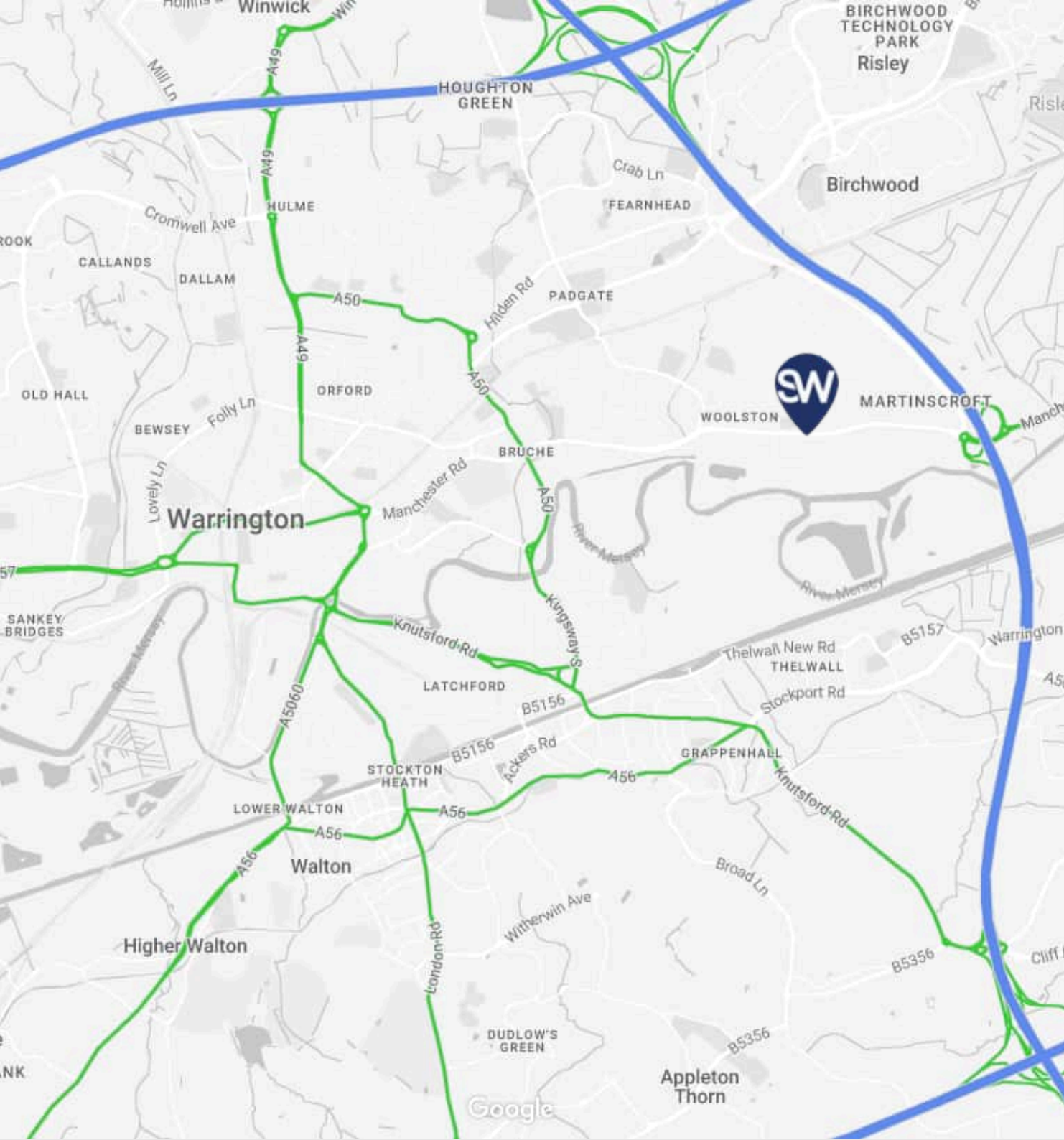
**TO LET /
MAY SELL**

25,135 Sq Ft Industrial Unit (Undergoing Refurbishment)

Unit 3 / 3a New Cut Lane Industrial Estate, Warrington WA1 4AQ



Sanderson
Weatherall



Location

The property is situated near the established Hardwick Grange Industrial Estate, located in Warrington. This strategic location offers excellent connectivity, lying approximately 3 miles east of Warrington town centre and benefitting from immediate access to Junction 21 of the M6 motorway, which in turn provides links to the M62 and wider regional motorway network with Manchester and Liverpool both accessible within a 30–40 minute drive.

Hardwick Grange is a well-regarded industrial and logistics hub, home to a range of national and regional occupiers. Surrounding amenities include local retail and food outlets, with Warrington town centre providing a broader range of services and public transport links.

Connectivity



Journey Time By Car

Manchester	19.8 Miles (30 Mins)
Liverpool	22 Mile (35 Mins)
Preston	33 Miles (47 Mins)
Crewe	28 Miles (50 Mins)



Description

The subject property comprises a single-storey detached factory, occupying an approximate site area of 1.3 acres, and benefits from loading and yard areas to both the east and west elevations.

The building includes office accommodation and an open-plan factory area, with a retained party wall separating the original structure (Unit 3) from a more recent extension (Unit 3a).

The factory offers an eaves height of 4.5m to the Apex and is served by two roller shutter doors, each measuring 3.6 wide by 3.1m high. The property also benefits from vehicular parking, yard areas, and landscaped grounds to the rear.

Please note: The unit is currently undergoing a comprehensive refurbishment with works due to complete June 2026.

Site Area

The property is situated on a site extending to 0.52 Hectares (1.3 Acres).

Accommodation

We have measured the property on a Gross Internal Area (GIA) basis as below:-

Accommodation	Sq M	Sq Ft
Factory	2,095.10	22,551
Office / Amenities	240.07	2,584
Total	2,335.17	25,135



EPC

A full copy of the EPC is available upon request.

Rateable Value

£110,000 (2026 Rating List)

Lease Terms

The property is available on a new FRI lease for a term of years to be agreed.

Rent

£140,000 per annum, exclusive

Sale

A sale of our client's Freehold interest may be considered. Price on Application.

VAT

VAT is applicable to this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant or purchaser.





Viewings

Viewing strictly by appointment only with the agent.
For further information please contact:-

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