TATTON COURT

THE GRANGE, WARRINGTON WA1 4RR

TO LET / FOR SALE FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT

UNIT 14 6,500 SQ FT (604 SQ M)

- **CIRCA 4,500 SQ FT COMPOUND**
- **FRONT PARKING FOR 10 CARS**

FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT ON A POPULAR ESTATE, OFFERING EXCELLENT ACCESS TO J21 M6

Unit 14 boundary as shown in red.
Boundaries shown are for indicative purposes only.

The modern corner unit has been fully refurbished to a high standard benefitting from the following specification:

- Eaves height: 5.8 m
- 3-phase roller shutter: 5.4 m
- EPC Rating: B-C
- 3-phase electricity – 80 KVA
- Newly upgraded AAA-grade energy-efficient lighting
- Single Storey Warehouse with WC
- Steel portal frame construction
- Multiple office spaces across two floors
- Newly installed double-glazed Argon-filled UV+ toughened glass
- Air conditioning to first-floor open-plan office
- Modern fitted kitchen canteen area
- Shared yard and parking
- Immediate Access to J21 of M6 Motorway

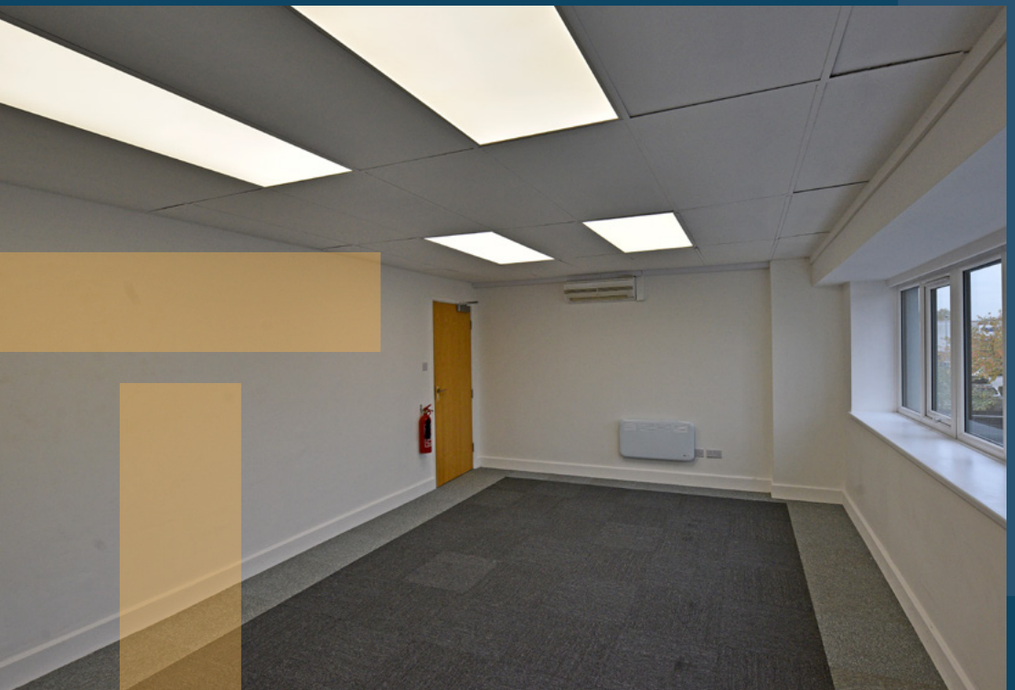
PARKING & EXTERNAL SPACE

- Parking at front for 10 cars
- Rear gated compound: 4,000 sq ft (expandable to 8,500 sq ft)

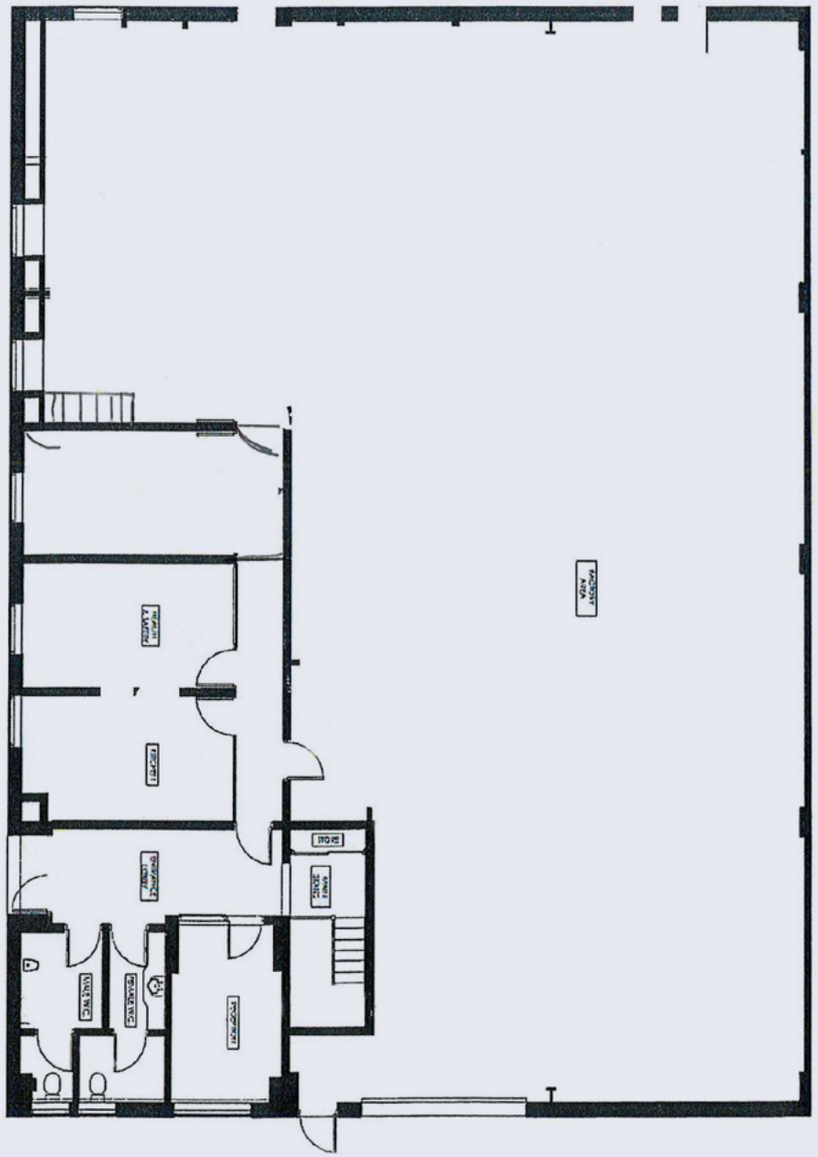
The unit provides the following Gross Internal Areas:

Unit 14	Sq M	Sq Ft
Warehouse	353	3,800
Offices & Amenities	251	2,700
Total	**604**	**6,500**

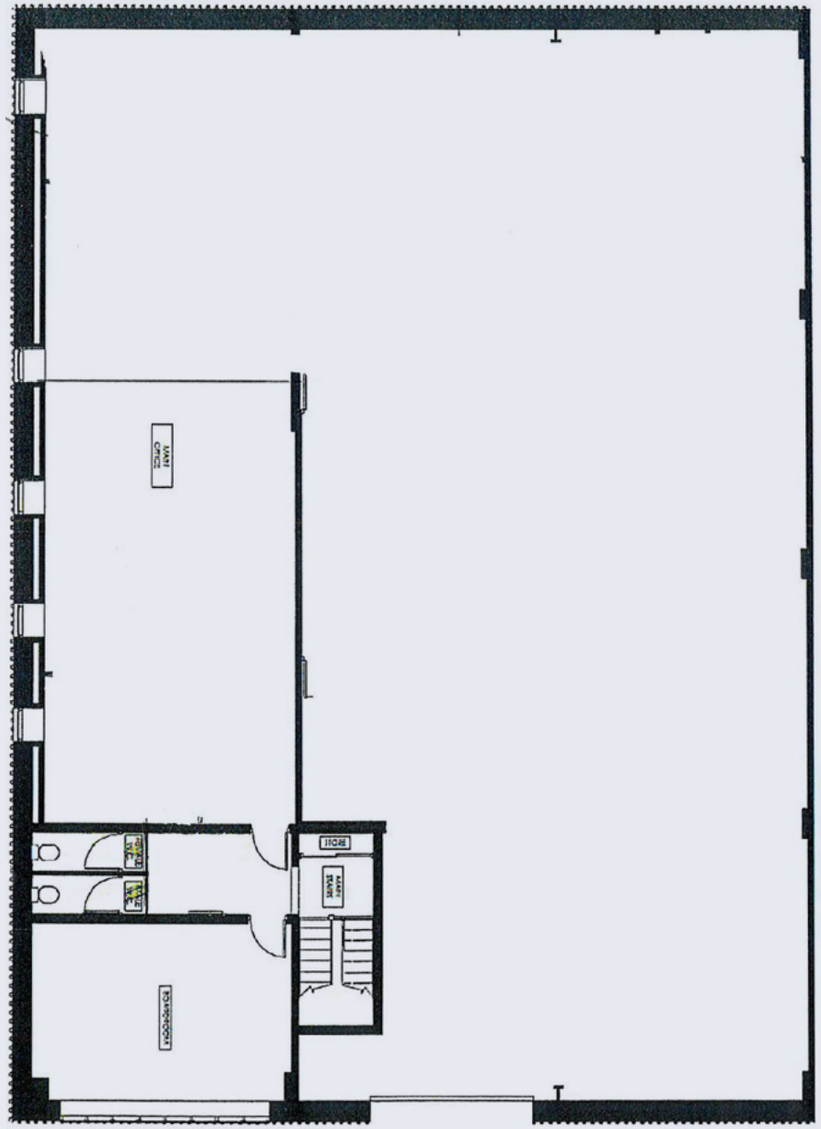
SAT NAV
WA1 4RR
Hermes
Stapletons
Tyre Services
Iceland
HARDWICK GRANGE AVE
B5210
M6
TED TODD
TED TODD
CrestMedical
suppliers to the medical industry
CHESFORD GRANGE
MANCHESTER ROAD
TED TODD
Holiday Inn
AN IHG HOTEL
WOOLSTON GRANGE AVE
M6 J21



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION

Tatton Court is situated to the East of Warrington, in the well-known and significant Grange Industrial Area, which covers some 200 acres. Junction 21 of the M6 is located approximately 1.5 miles to the south and provides easy access to both the South and North of England. The M6/M62 and M6/M56 interchanges lie one Junction either side of Junction 21 of the M56.

DRIVE TIMES

Junction 21 M6	**1.4 miles**
Warrington	**5 miles**
Manchester	**15 miles**
Manchester Airport	**15.3 miles**
Liverpool	**23 miles**

ACCESS TO **JUNCTION 21 OF THE M6** VIA GRANGE AVE

ESTATE CHARGE

There is a small estate charge payable to cover services, facilities and general estate maintenance. Further information can be provided upon request.

RENT / PRICE

Available upon request.

TENURE

Available on a Leasehold or Freehold basis.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

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