

**Rivington Court, Harwick Grange,  
Warrington, WA1 4RT**

**B8**

**01925 320 520**  
www.b8re.com

**TO LET**

**3,057 – 3,060 sq ft**



**INDUSTRIAL / WAREHOUSE UNITS**

## LOCATION

Rivington Court is located off Hardwick Grange, forming part of the Grange Employment Area in Warrington which is strategically located to serve the whole of the North West region.

The area benefits from excellent connectivity within 0.5 miles of Junction 21 of the M6 motorway, which in turn provides easy access to both the M62 (3 miles north) and the M56 (4 miles south)

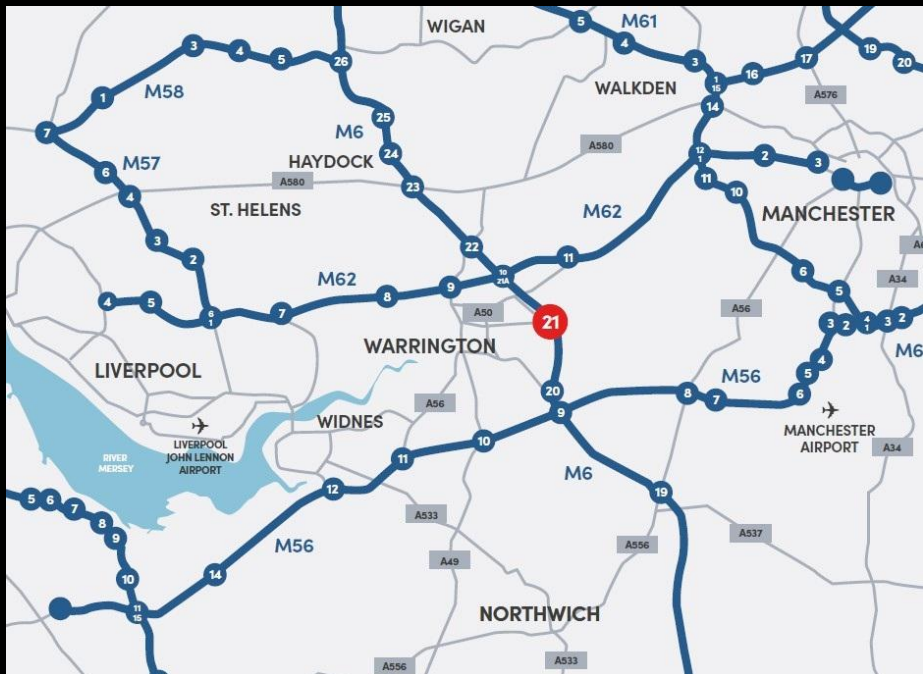
## DESCRIPTION

The units benefit from the following specification:

- 5m eaves height
- Three phase power
- Level access loading
- Ground floor offices / amenities
- Gated compound to unit 7 only







## ACCOMODATION

- Unit 7: 3,060 SQ FT
- Unit 9: 3,057 SQ FT

## RENT

Pricing available on request. Terms to be agreed.

## BUSINESS RATES

Business rates will be payable to the local authority.

## EPC

Available upon request.

## 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.

## CONTACT

For further information / viewings please contact:

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