

TO LET

Rivington Court, Warrington, WA1 4RT

B8

01925 320 520

www.b8re.com

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.

The area benefits from excellent connectivity within 0.5 miles of Jtn 21 of the M6 motorway which in turn provides easy access to both the M62 (3 miles north - Jtn 10) and M56 (4 miles south - Jtn20a) motorways. As such Rivington Court is strategically located to serve the whole of the North West region.

DESCRIPTION

The units benefit from the following specification:

- 5m eaves height
- Three Phase Power
- Level Access Loading
- Ground Floor Offices / Amenties
- Gated compound to unit 7 only

ACCOMODATION

The following units are available:

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

MISREPRESENTATION ACT: B8RE for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of CBRE or B8RE has any authority to make or give any representation or warranty in relation to this property. March 2025

RENTAL COST

Available upon request

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.

LEGAL COSTS

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

CONTACT

For further information please contact:-

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