

# MELFORD COURT

## WARRINGTON

HARDWICK GRANGE • WARRINGTON • WA1 4RZ

Part of  AURORA PARKS

Modern Industrial /  
Warehouse Units

**16,700 sq ft** (1,551.5 sq.m)

**& 8,542 sq ft** (793.5 sq.m)

# TO LET



# Description.

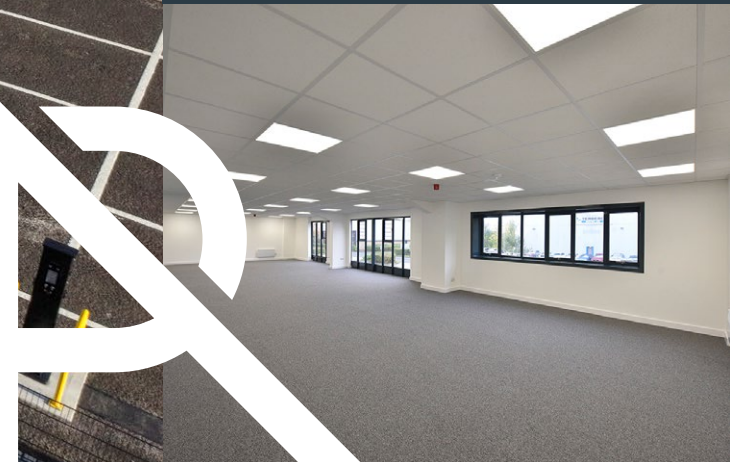


The accommodation provides fully refurbished modern industrial/warehouse units of steel portal frame construction with part brick part newly clad elevations under a pitched insulated roof with secured yard/parking.

The warehouse areas benefit from excellent access provided by way of full height roller shutter doors and an internal eaves height of 5.1m. There are also 2 storey offices with WC facilities and a kitchenette.

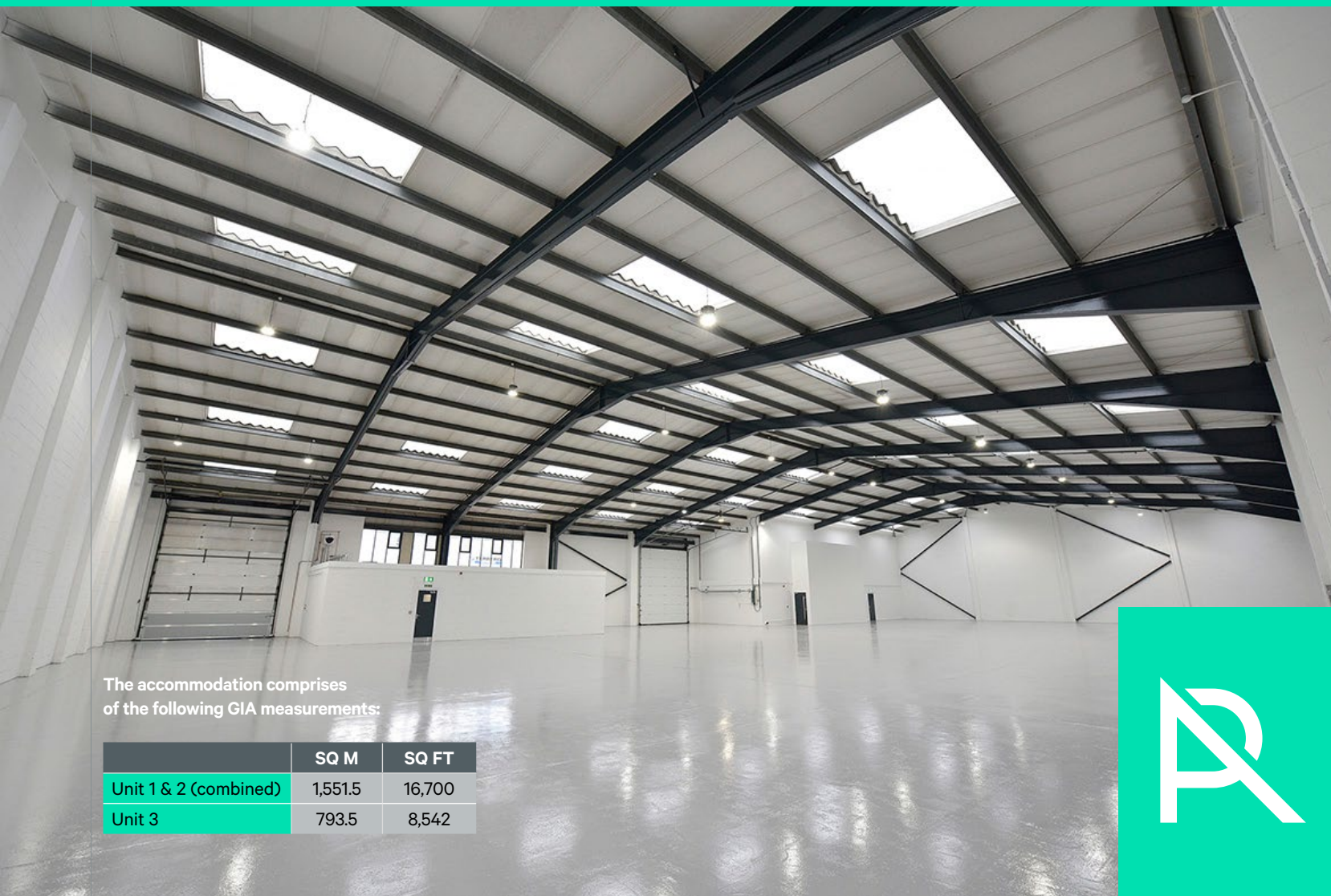
**Unit 1&2** – 16,700 sq.ft

**Unit 3** – 8,542 sq.ft



# Accommodation.

## Specification.



The accommodation comprises of the following GIA measurements:

|                       | SQ M    | SQ FT  |
|-----------------------|---------|--------|
| Unit 1 & 2 (combined) | 1,551.5 | 16,700 |
| Unit 3                | 793.5   | 8,542  |



-  5.1m minimum eaves height. 7.68m underside of the haunch
-  Level access loading doors
-  Designated parking
-  Purpose built first floor offices and kitchenette
-  Three phase power
-  LED warehouse lighting
-  Secured fenced yard / loading area



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## Location.

 Click here to view  
Google Maps

 What3Words  
hooks.hillside.line

**Melford Court is situated to the east of Warrington.**  
**Melford Court is accessed via Hardwick Grange Road.**

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 M6.

### HGV DRIVETIMES



|                   |           |
|-------------------|-----------|
| M6 J21            | 1.5 miles |
| M6 J21A / M62 J10 | 3.7 miles |
| M6 J20 / M56 J9   | 3.9 miles |

## Further Information.

### LEASE TERMS

The units are available on a new full repairing and insuring lease.

### BUSINESS RATES

Available upon request.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

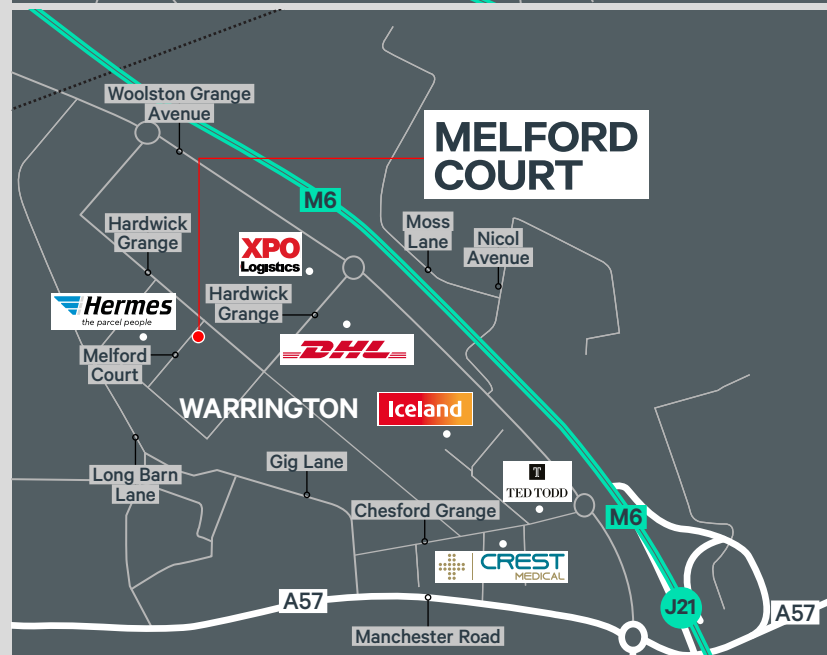
Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all Hines Estates.

### EPC RATING

EPCs are available on request. Subject to update following the completion of landlords works.



## Contact.

For further information or to arrange a viewing please contact the agents:



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IN PARTNERSHIP WITH **Hines**

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2025

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