

23 Kingsland Grange, Warrington, WA1 4RW

23 KINGSLAND GRANGE

Warehouse available to let - 33,545 sq ft



Available immediately



LastMileFirst | [mileway.com](https://www.mileway.com)

Total site area of 2.18 acres



3 level access/
2 dock loading doors



Eaves height
7.75m



Fully fitted
offices



Three-phase
power



Secure site



Newly
Refurbished



**Total site
area of 2.18
acres**



Newly refurbished

Modern refurbished warehouse

23 Kingsland Grange has recently undergone a comprehensive refurbishment to a high specification. Works include the installation of a new roof, two new dock level loading doors, upgraded LED lighting throughout, and a fully refurbished ancillary office and welfare block.

The unit is positioned on a large, secure site with a low site coverage of approximately 37%, providing generous circulation space, ample parking, and potential opportunities for future expansion or additional yard storage.

The building is of steel portal frame construction, with insulated metal profile cladding to the roof and elevations. Internally, the unit benefits from an eaves height of 7.75m, together with three level access loading doors and two dock level loading doors, allowing for efficient servicing and operational flexibility.

The property is connected to all main services, including three-phase electricity, gas, water, and mains drainage.

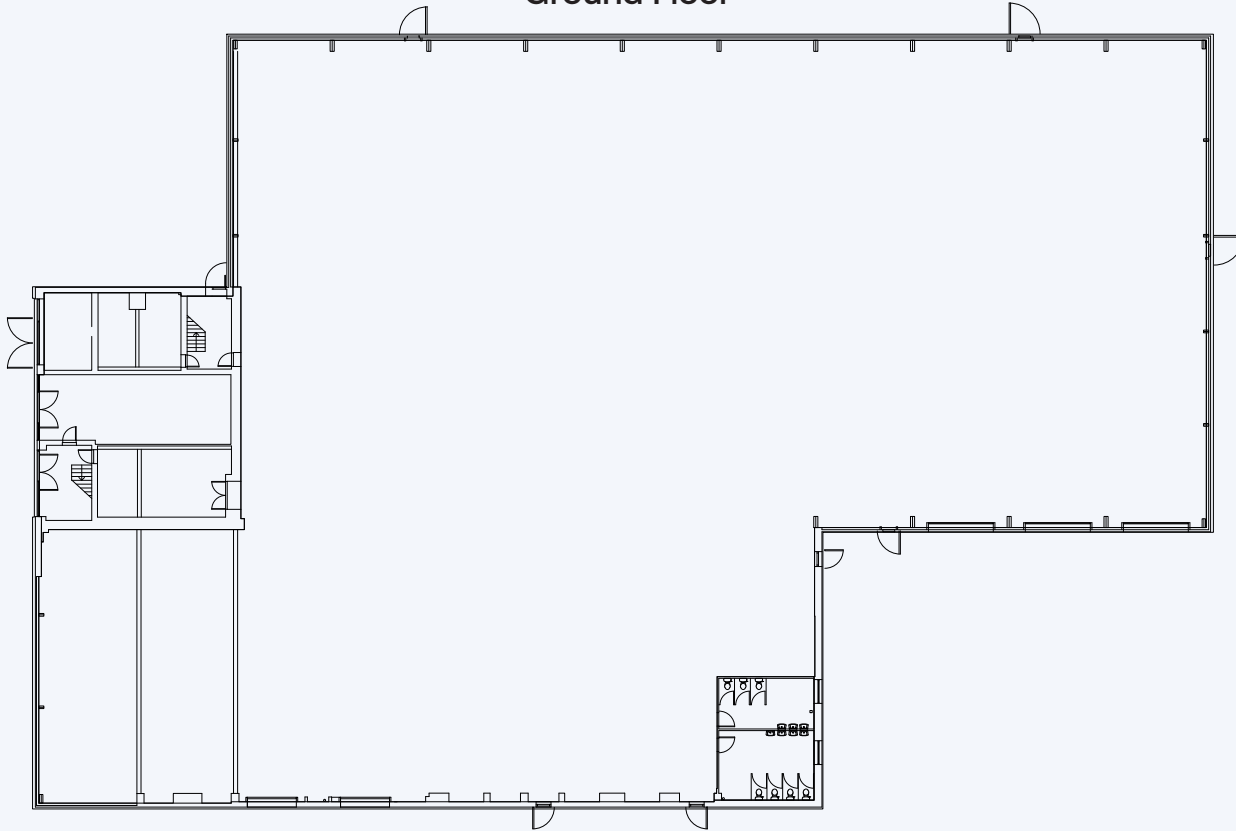


Site plan & accommodation

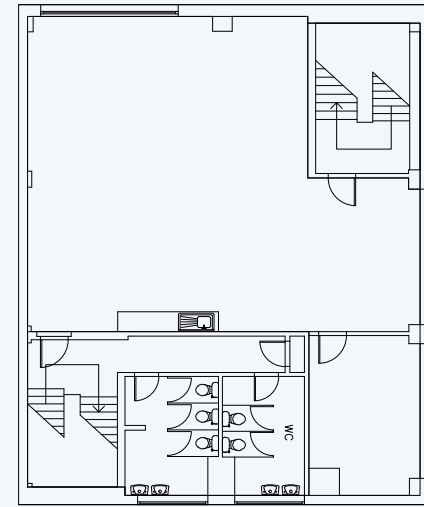


Unit	(ft ²)	(m ²)	Area
Unit 23	27,967	2,598	Warehouse
Unit 23	5,578	518	offices / ancillary
Total	33,545	3,116	

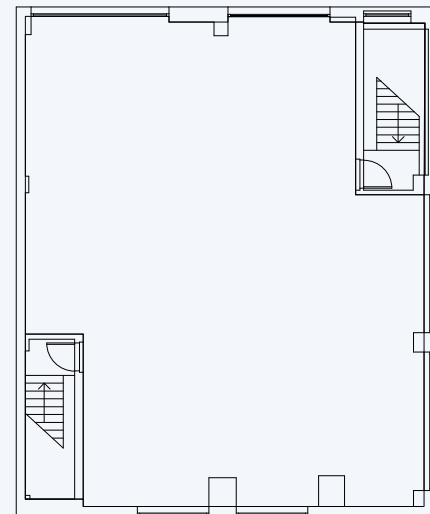
Ground Floor



First Floor



Second Floor





Location

The premises are located on Kingsland Grange Industrial Estate. Access to the M6 via Junction 21 is within 2 miles with alternative motorway access provided via Junction 11 of the M62.

Kingsland Grange is one of the main employment areas of Warrington and is home to a mix of manufacturing and warehouse operators.



By Road

M6 (21)
2 Miles

M62 (11)
4 Miles



By Rail

Birchwood
1 Mile

Manchester Piccadilly
17 Miles



By Air

Manchester Airport
16 Miles

Liverpool John Lennon
20 Miles





23 Kingsland Grange,
Warrington, WA1 4RW

23 KINGSLAND GRANGE

Warehouse
Available to let
33,545 sq ft

Book a viewing



George Brereton
T: 01925 358160
northwest@mileway.com

Will Kenyon
T: 07802 869279
will@b8re.com

Jonathan Williams
T: 07870 183405
jonathan.williams@savills.com

Further information

EPC
EPC A

VAT
VAT will be payable where applicable.

Terms
Available on a new Full Repairing and Insuring Lease.

Legal Costs
All parties will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.