

TO LET

CHESFORD GATEWAY

J21 | M6

CHESFORD GRANGE
WARRINGTON

WA1 4RQ

COMPREHENSIVE REFURBISHMENT COMMENCED

AVAILABLE Q1 2026

M6

Junction 21

STRATEGIC WAREHOUSE
/ DISTRIBUTION UNITS

50,000-100,000 SQ FT

[4,645 - 9,290 SQ M]



SPECIFICATION & REFURBISHMENT WORKS

The detached warehouse facility provides the following specification:



BRAND NEW ROOF WITH
25 YEAR WARRANTY



EPC TARGET: A RATING



6.46M CLEAR HEIGHT TO
UNDERSIDE OF HAUNCH



SELF CONTAINED
GATED SITE



4 TAILGATE DOORS



6 LEVEL ACCESS DOORS
(5M X 4M)



31M DEEP SECURE YARD



SEGREGATED LOADING
& CAR PARKING AREAS



1MVA POWER SUPPLY
(500KVA TO EACH)



LED LIGHTING
THROUGHOUT



12 EV CHARGING POINTS
PLUS 110+ CAR PARKING
SPACES



STEEL FRAME WITH LARGE
SPAN STEEL TRUSSED ROOF
CONSTRUCTION



BLOCKWORK WALLS INTERNALLY
& FULL HEIGHT CLADDING
EXTERNALLY



FULLY INSULATED
CLADDING



HEAT PUMP & COOLING
SYSTEM INTO OFFICES



NEWLY REFURBISHED
OFFICE SPACE

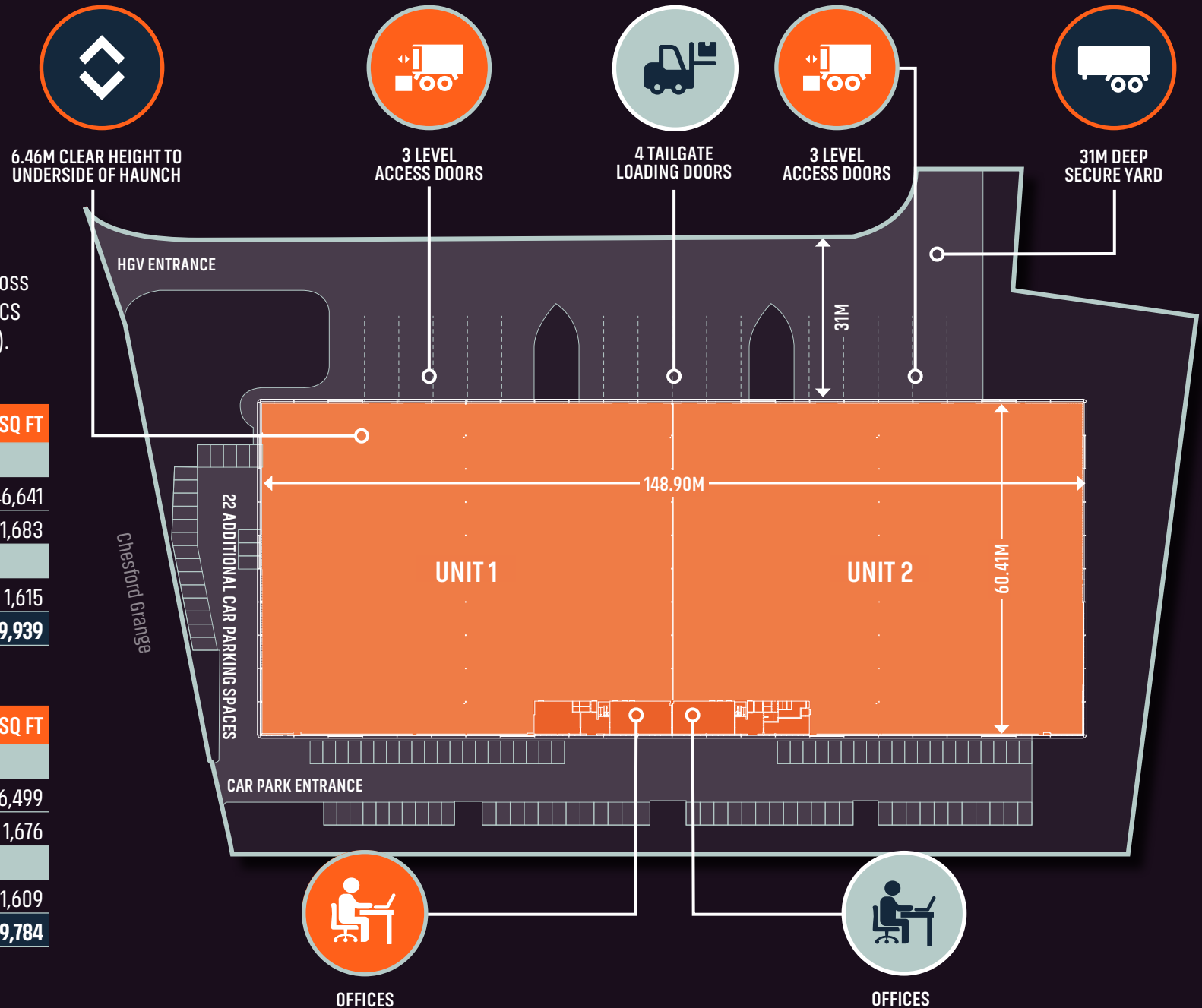
SITEPLAN

ACCOMMODATION

The building has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th edition).

UNIT 1	SQ M	SQ FT
Ground Floor		
Warehouse	4,333.1	46,641
Offices	156.4	1,683
First Floor		
Offices	150.0	1,615
TOTAL	4,639.5	49,939

UNIT 2	SQ M	SQ FT
Ground Floor		
Warehouse	4,319.9	46,499
Offices	155.7	1,676
First Floor		
Offices	149.5	1,609
TOTAL	4,625.1	49,784



LOCATION

The property is located on Chesford Grange and with almost direct access to junction 21 of the M6 via Woolston Grange Road (B5210).

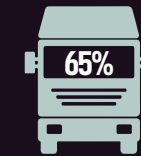
The M62 is situated 1 mile to the north and the M56 motorway 1.5 miles to the south.



CHESFORD GATEWAY



Strategically located at the logistics hub of the North West



of the UK is within a single HGV drive time



4.5 Hrs Drive Time
40 million + People



4 Hrs Drive Time
30 million + People



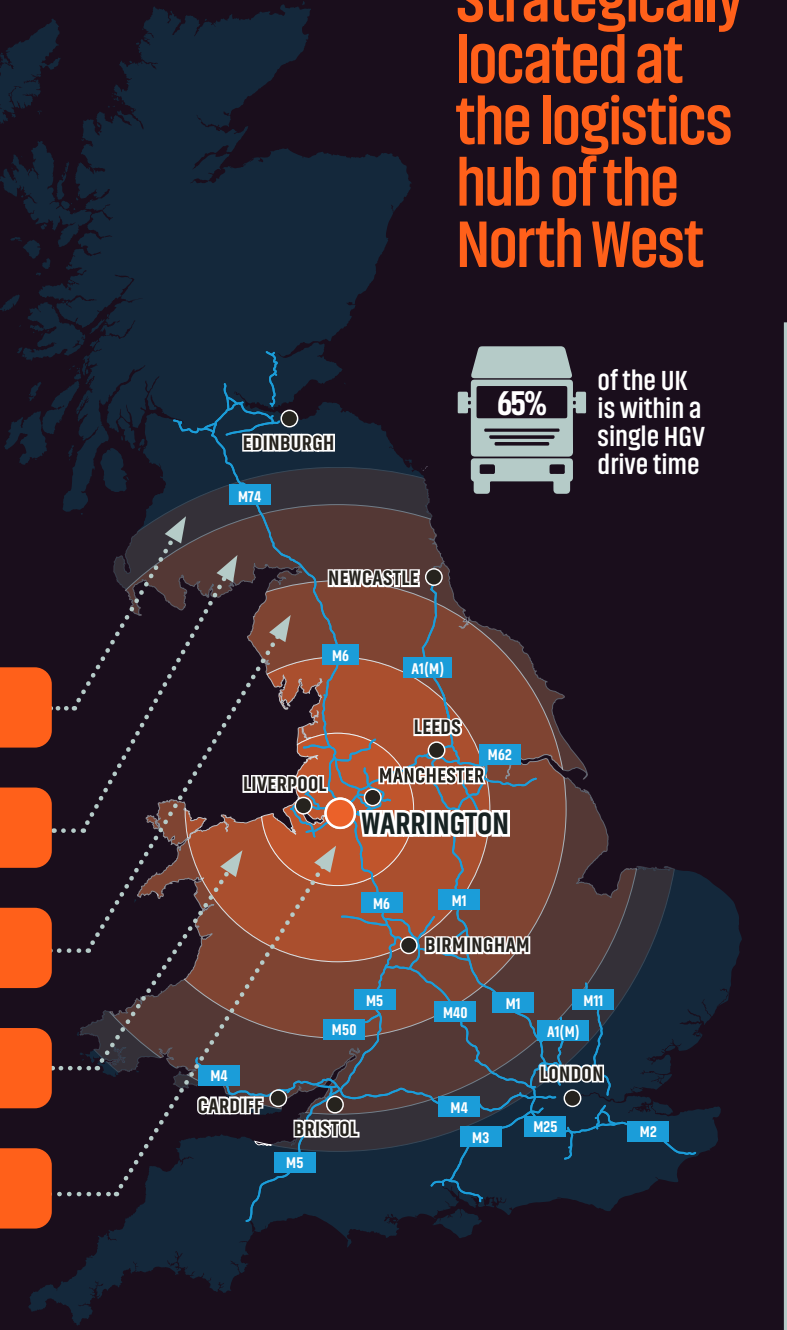
3 Hrs Drive Time
20 million + People



2 Hrs Drive Time
10 million + People



1 Hrs Drive Time
5 million + People



CHESFORD GATEWAY

J21 | M6

CHESFORD GRANGE
WARRINGTON

WA1 4RQ

TO LET
**STRATEGIC WAREHOUSE
/ DISTRIBUTION UNITS**

49,784-99,723 SQ FT
[4,640 - 9,264 SQ M]

RENTAL / TERMS

The property is available on a leasehold basis only. Please contact the letting agents for further information.

EPC

EPC - available upon completion of works. Targeting an A rating.



CONTACTS

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