



UNIT 7

TO LET INDUSTRIAL /
WAREHOUSE UNIT

14,299 SQ FT (1,328.42 SQ M)

- > 8M EAVES HEIGHT
- > UP AND OVER LOADING DOOR
- > SECURE GATED ESTATE
- > GROUND & FIRST FLOOR OFFICES



CHESFORD GRANGE, WARRINGTON WA1 4RQ

ENTER



DESCRIPTION

LOCATION

AERIAL

ACCOMMODATION

FURTHER INFORMATION



DESCRIPTION

Westway 21 is a securely gated modern industrial estate constructed in two terraces either side of a generous shared central courtyard. The units are of steel framed construction and a combination of brick and profile clad elevations.

Unit 7 is a clear span warehouse unit. On the ground floor there is a reception area with disabled WC facilities & an open plan office

The unit benefits from the following specification;

- Steel portal frame construction
- 8m eaves height
- Level access loading door

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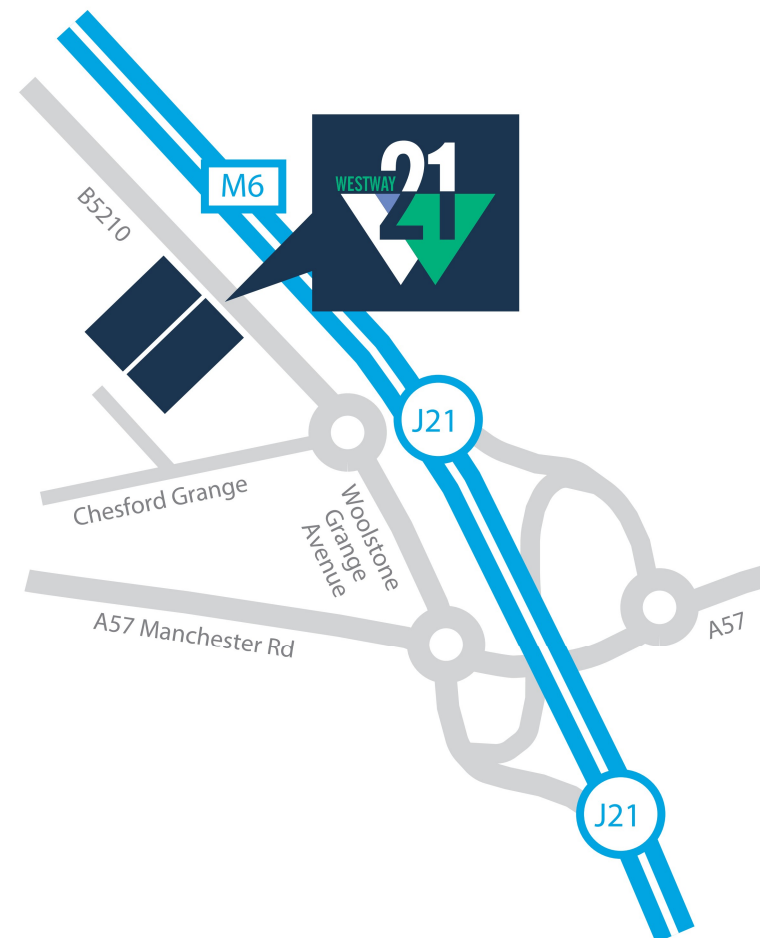
CHESFORD GRANGE,
WARRINGTON
WA1 4RQ

LOCATION

Westway 21 is accessed via Chesford Grange close to its junction with Woolstone Grange Avenue the main arterial route linking directly to Manchester Road A57 and immediately to Junction 21 on the M6 motorway which is within 1 mile of the estate.

Junction 9 of the M56 and Junction 10 of the M62 are both within easy reach giving the estate excellent access to the local and regional conurbations.

The Grange Employment Area is one of the main employment zones of Warrington and is home to a mix of manufacturing and warehouse operators. It extends to over 200 acres and attracts many of the main regional and national occupiers in the region.





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ACCOMMODATION

	Sq m	Sq ft
Ground Floor Warehouse	898.3	9,669
Ground Floor Office and Communal	249.7	2,688
First Floor Office and Communal	180.4	1,942
Total	1,328.42	14,299



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VAT

Rents are subject to VAT at the prevailing rate.

TERMS

Unit 7 is available by way of a new, full repairing and insuring lease for a term of years to be agreed.

EPC

A full EPC has been prepared and is available upon request.

FURTHER INFORMATION

Viewing is strictly by appointment with the sole letting agents.



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