

**28**

**Tatton Court, The Grange, Warrington, WA1 4RR**

**B8**

**01925 320 520**  
www.b8re.com

**TO LET / FOR  
SALE**

**2,414 sq ft (224.27 sq m)**



**MID TERRACE INDUSTRIAL / WAREHOUSE UNIT**

## LOCATION

Tatton Court is situated to the east of Warrington, in the well-known Grange Industrial Area which covers c. 200 acres.

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 either side of Junction 21 of the M56.

## DESCRIPTION

The property comprises an end terrace, modern unit, benefitting from the following specification:

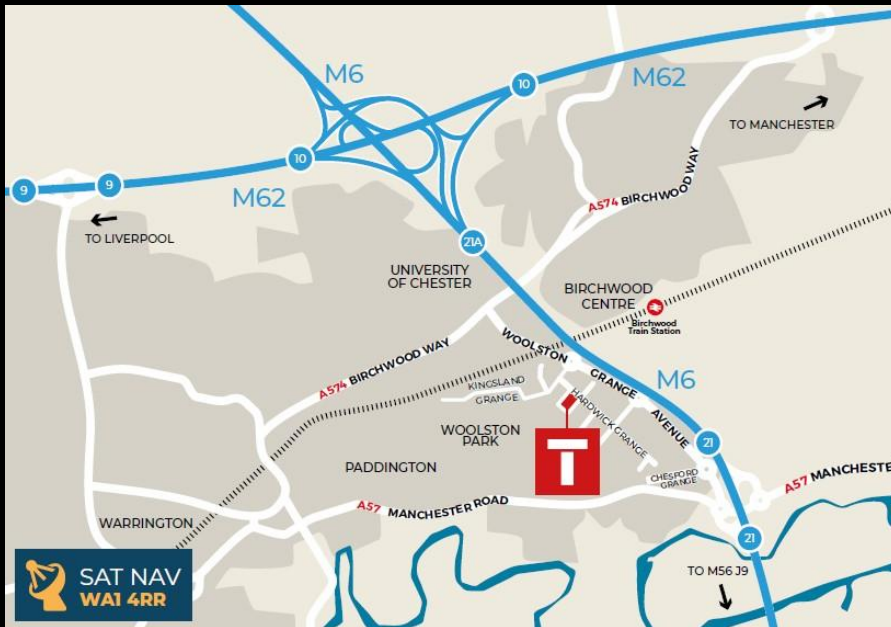
- **Level access loading provisions**
- **WC**
- **Steel portal frame construction**
- **Small integral office**
- **Shared yard and parking**

## ESTATE CHARGE

There is a small estate charge payable to cover services, facilities and general estate maintenance. Further information can be provided upon request.







## PRICE

Available upon request

## TENURE

Available on a Leasehold or Freehold basis.

## LEGAL COSTS

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

## 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.

## CONTACT

For further information / viewings please contact:

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