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Site Benefits

- > Newly Refurbished
- > Rent free period
- > Flexible terms
- > Immediate access to Jct 21 M6
- > Secure yard with additional parking
- > Modern steel portal frame
- > 5m minimum internal height
- > Local Amenities



17 Rufford Court

TO LET

Hardwick Grange, Warrington, WA1 4RF

3,711 SQ FT

Warehouse/Industrial Unit





LOCATION

The Property is located on The Grange Employment Area having immediate access to the M6 and close to the M56 and M62 motorways.

The estate is home to occupiers including Yodel, ATS Euromaster, Sinclair Collis and Sulzer. The Birchwood Shopping Centre is located close by, and is home to all major retailers and banks. Several hotels including The Holiday Inn and Premier Inn are adjacent.

DESCRIPTION

The property comprises a mid terraced industrial/warehouse unit with brick and profiled steel clad elevations. The building is of steel portal frame construction having a clear minimum internal height of 16ft 6ins (5m) to underside of the haunch. The warehouse area has a clear span and is lit by way of sodium lighting. Loading access is provided via rollershutter leading to a securely fenced and gated yard area to the front of the property.

The offices are located within a single storey brick extension to the front of the property. Heating and hot water is supplied by way of a recently installed combination boiler.

Separate male and female wc facilities are provided.

ACCOMMODATION

The property comprises the following accommodation expressed on a gross external floor basis:-

Offices	711 sqft	66 sqm
Warehouse	3,000 sqft	279 sqm
Total	3,711 sqft	345 sqm

SERVICES

All mains services including gas, 3 phase electricity, mains water and drainage are provided.

LEASE TERMS

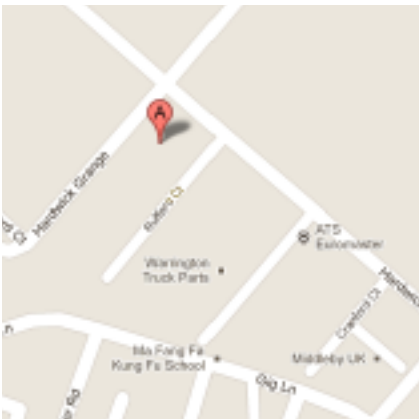
The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

Competitive rent negotiable with generous incentive, details upon application.

VIEWING

Strictly by prior arrangement.



CONTACT

Please contact Peter Stevens Estates directly regarding your enquiry.



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