

# TO LET

Unit 2 Rivington Court, Hardwick Grange,  
Warrington, WA1 4RT

# B8

REAL ESTATE



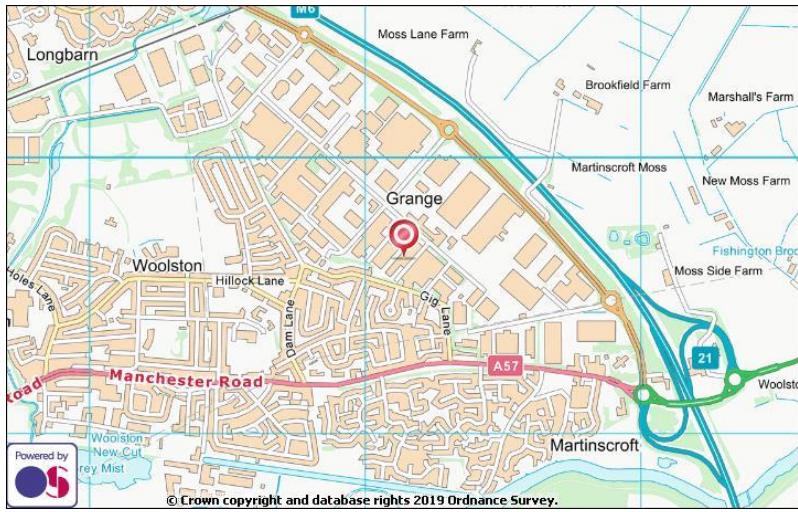
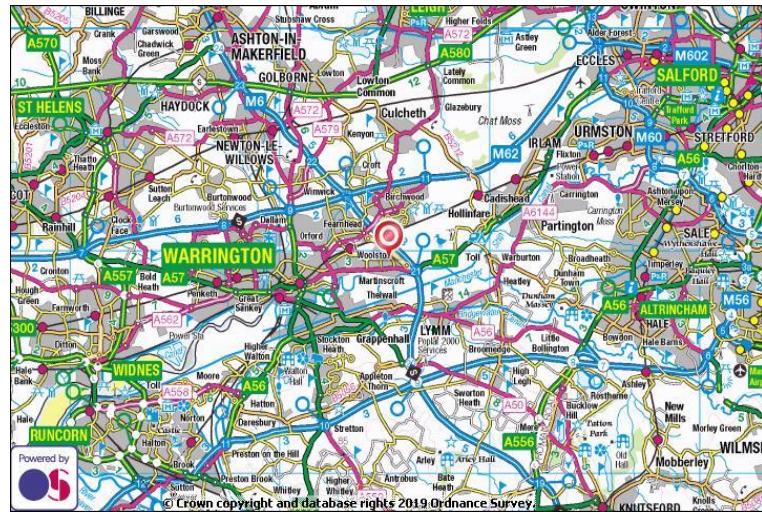
## INDUSTRIAL/WAREHOUSE UNIT

7,563 SQ FT

- 5m Eaves
- Trade Counter/Offices
- Immediate Access to J21 of M6 Motorway

01925 320 520

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## LOCATION

The Property is located on The Grange Employment Area having immediate access to the M6 at junction 21 and close to the M56 and M62.

The estate is home to occupiers including Autobar UK, ATS Euromaster, Sinclair Collis and Brown Brothers Distribution. 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 of an 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 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 roller shutter door. The warehouse is heated by way of gas blowers located in the eaves. The property benefits from office/trade counter accommodation towards the front elevation which can be tailored to suit individual occupier requirements.

## ACCOMMODATION

The property extends to a gross internal area (GIA) as follows:

| Description | Size (sq ft) |
|-------------|--------------|
| TOTAL       | 7,563        |

## TERMS

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

## EPC

Available Upon Request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## VIEWINGS

Strictly via appointment with the joint agents:

**Contact: Paul Thorne/Anthony Mellor**

Tel: 01925 320520

Email: [paul@b8re.com](mailto:paul@b8re.com) [anthony@b8re.com](mailto:anthony@b8re.com)

**Contact: Jane Marshall**

Tel: 01925 205060

Email: [jane\\_marshall@rvwcs.co.uk](mailto:jane_marshall@rvwcs.co.uk)

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