

TO LET

Unit 27 Rufford Court, Hardwick Grange,
Warrington, WA1 4RF

B8
REAL ESTATE

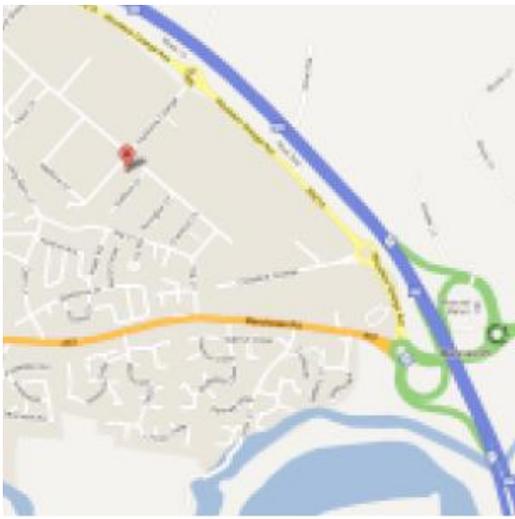


REFURBISHED INDUSTRIAL/WAREHOUSE UNIT 10,200 SQ FT

- 5.4m Eaves
- 2 Level Access Loading Doors
- Immediate Access to J21 of M6 Motorway

01925 320 520

www.b8re.com



LOCATION

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

The estate is home to occupiers including Autobar UK, 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 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 5.4m to underside of the haunch.

The unit benefits from the following specification:

- 5.4m eaves
- 2 electronic level access loading doors
- 3 phase power and gas supply
- W/C & Kitchen Facilities
- High quality offices with LED Lighting
- Warehouse Lighting
- Secure compound to the front elevation

ACCOMMODATION

The unit has been measured on a Gross External Basis (GEA) as follows:

Description	Size (sq ft)
Warehouse	9,154
Offices/Amenities	1,046
TOTAL	10,200

TERMS

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

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 anthony@b8re.com

Contact: Jane Marshall

Tel: 01925 205060

Email: jane.marshall@rvwcs.co.uk