

**PRELIMINARY DETAILS
UNIT UNDER FULL
REFURBISHMENT**

**Good quality industrial unit
with useful office space**

**47 Melford Court
Hardwick Grange
Warrington
Cheshire WA1 4RZ**

5,229 sqft (485.79sqm)

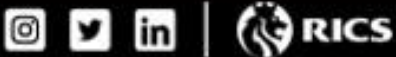
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LOCATION

Melford Court is located on the Grange Industrial Estate, providing immediate access to the M6 motorway via junction 21, just minutes from the M62 and the M56 intersections. The Grange Industrial Estate is one of the region's most successful business locations, with many household names choosing this location.

DESCRIPTION

The property is a mid-terraced industrial unit of steel portal framed construction offering full glazing to the front elevation

- Power floated reinforced concrete floor
- Well appointed ground and first floor office space with LED lighting
- One level loading door
- Large forecourt area
- Three phase power
- Doorstep parking

ACCOMMODATION

Ground and first floor warehouse and office space

5,229 sqft - (485.79 sqm)

RENT/LEASE

On Application

RATES

Rateable Value: £19,750.00 (20/21)

Payable: £10,112

SERVICES

Electricity, gas and mains water are provided to the premises. Heating and lighting systems are installed.

VIEWING

Strictly by appointment through the agents: -

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