

TO LET

SELF CONTAINED INDUSTRIAL / WAREHOUSE
UNITS AVAILABLE ON FLEXIBLE TERMS



**3,000 - 6,000 SQ FT
(278.7 - 557.4 SQ M)**

- Comprehensively refurbished units with new roof
- 5m Eaves
- Suitable for warehousing/trader counter use
- Electronic Level Access Loading
- Office/Amenity facilities



**UNITS 15 & 16
RIVINGTON COURT,
WOOLSTON,
WARRINGTON WA1 4RT**

**Roberts
Vain Wilshaw**
CHARTERED
SURVEYORS
01925 205060
www.rvwcs.co.uk

B8
01925 320 520
www.b8re.com



LOCATION

Rivington Court is located off Hardwick Grange, forming part of the Grange Employment Area in Warrington.

The area benefits from excellent connectivity within 0.5 miles of Jtn 21 of the M6 motorway which in turn provides easy access to both the M62 (3 miles north - Jtn 10) and M56 (4 miles south - Jtn 20a) motorways. As such Rivington Court is strategically located to serve the whole of the North West region.

ACCOMMODATION

The units are circa 3,000 sq ft each but are adjacent and can be combined to provide a total of 6,000 sq ft. Specification is briefly as follows;

- Comprehensively refurbished units with new roof
- 5m Eaves
- Suitable for warehousing/trader counter use
- Electronic Level Access Loading
- Office/Amenity facilities
- Warehouse Lighting
- 3 phase power supply

EPC

An EPC is available upon request.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWINGS

By appointment through the joint agents **B8 Real Estate & Roberts Vain Wilshaw**.

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