

INDUSTRIAL WAREHOUSE: UNIT 3 TATTON COURT KINGSLAND GRANGE WARRINGTON WA1 4RR

TO LET

UNIT 3 INDUSTRIAL WAREHOUSE

5,485 Sq Ft



Key Benefits

- Modern Industrial / Warehouse Unit
- Lighting Throughout
- Established Industrial Location
- Dedicated Loading & Parking

Roberts
VainWilshaw

CHARTERED
SURVEYORS

LOCATION

Tatton Court is excellently located off Kingsland Grange on The Grange Industrial Estate having immediate access to Junction 21 of the M6 and within 2 miles of Junction 11 of the M62.

DESCRIPTION

The subject property comprises a mid terraced industrial/warehouse unit of steel portal frame construction benefiting part brick/part clad elevations under a pitched insulated clad roof. Internally the warehouse has an eaves height of 4.5 metres with lighting via sodium box lights. Access to the units is via a full height electrically operated roller shutter access door to the front elevation from a dedicated yard and car parking area. There is two storey office accommodation to the front elevation which is mainly cellular in layout. Male and female welfare facilities are provided.

ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	4,223	392.33
Ground Floor Office	631	58.62
Second Floor	631	58.62
Total	5,485	509.57

RATEABLE VALUE

We understand the property has a rateable value of £22,000

TERMS

The property is available by way of a new full repairing and insuring lease on term to be agreed.

RENTAL

Rental on application.

EPC

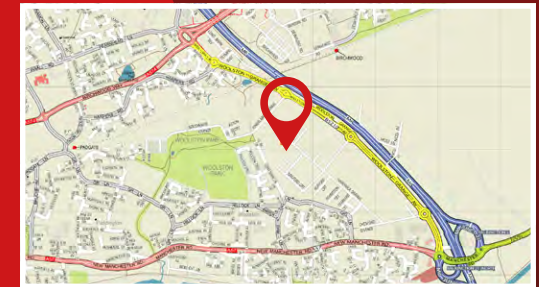
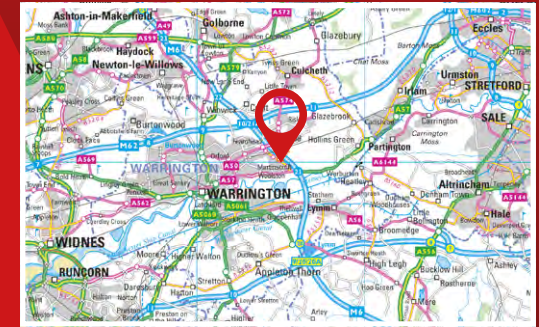
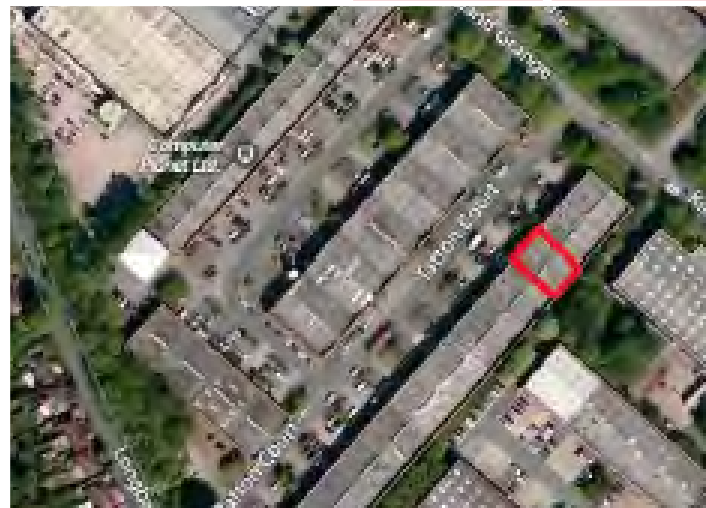
To be provided.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, but may be liable for VAT at the prevailing rate.



VIEWING

By prior appointment through the sole agents:

Joseph Wilshaw

joseph.wilshaw@rvwcs.co.uk / 07917 647 213

Andy Blackhouse

andy@sixteenrealestate.com / 07548 596 271

SUBJECT TO CONTRACT AUGUST 2021

**Roberts
Vain Wilshaw**

CHARTERED
SURVEYORS

01925 205060

www.rvwcs.co.uk