

**INDUSTRIAL WAREHOUSE:** UNIT 4 & 5 TATTON COURT KINGSLAND GRANGE WARRINGTON WA1 4RR

# TO LET

## UNIT 4 & 5 INDUSTRIAL WAREHOUSE

10,208 Sq Ft



## Key Benefits

- 4.5m eaves
- Heating & Lighting Throughout
- Established Industrial Location
- Dedicated Loading & Parking
- Excellent Access to M6

**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 2 interconnected modern 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 and is heated by a gas warm air blower system to each of the 2 units, and with lighting via sodium box lights. Access to the units is via two full height roller shutter access doors to the front elevation from a dedicated yard and car parking area.

Within Unit 5 is a two storey office facility incorporating carpeted floors, heating and well-lit accommodation. Male and female welfare facilities are provided to each unit with a kitchen/break out area.

## ACCOMMODATION

| AREA                | SQ FT         | SQ M          |
|---------------------|---------------|---------------|
| Warehouse           | 9,314         | 865.29        |
| Ground Floor Office | 447           | 41.53         |
| Second Floor        | 447           | 41.53         |
| <b>Total</b>        | <b>10,208</b> | <b>948.35</b> |

## RATEABLE VALUE

We understand the property has a rateable value of £39,750

## 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

We understand the property has an EPC rating of:

Unit 4 – E (106)

Unit 5 – C (59)

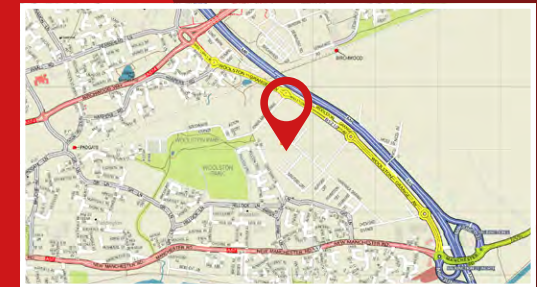
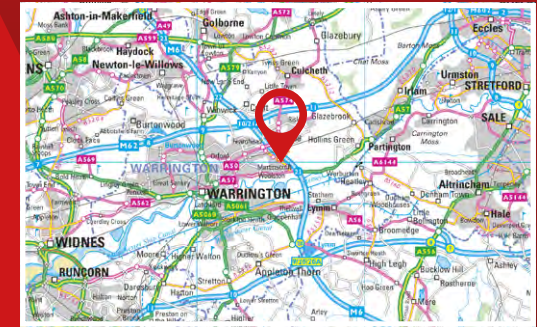
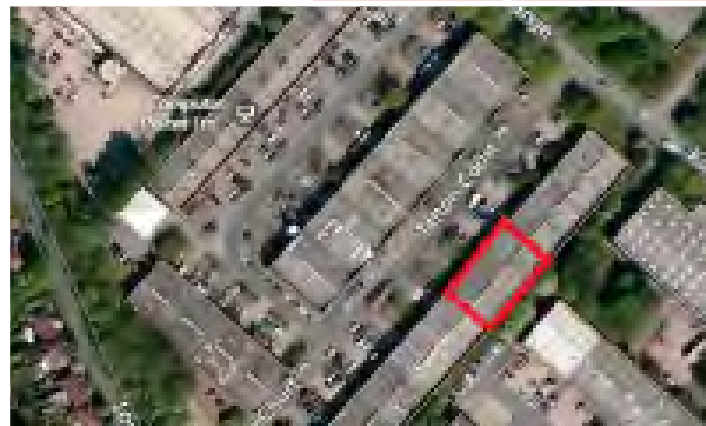
Certificates available upon request.

## 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](http://www.rvwcs.co.uk)