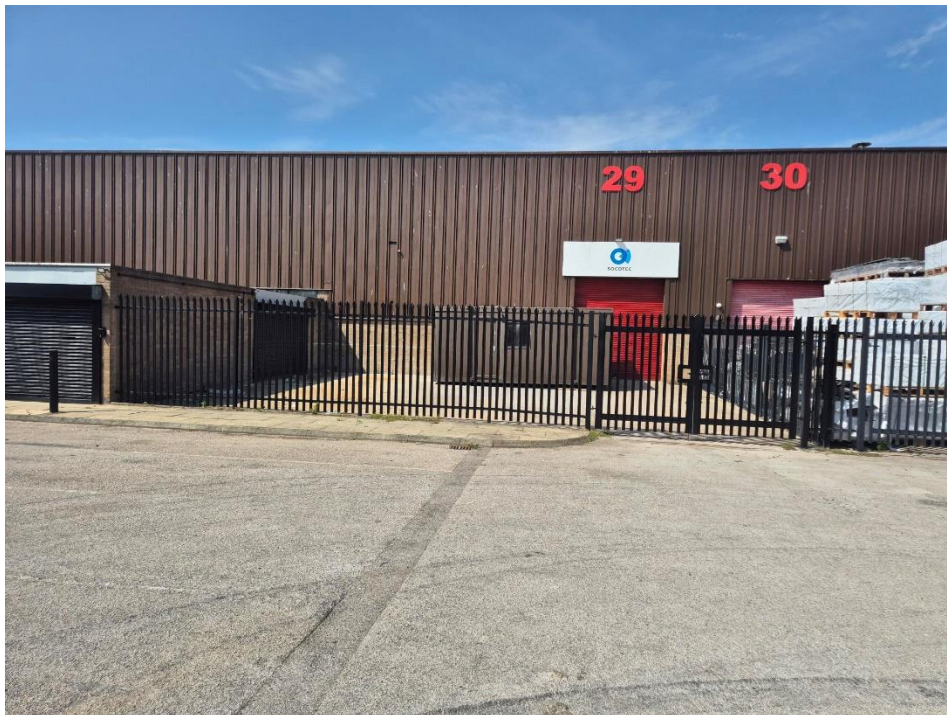


TO LET
29 RUFFORD COURT
HARDWICK GRANGE
WARRINGTON
CHESHIRE
WA1 4RF



Mid Terraced Industrial/warehouse unit
10,215 sq ft (949 sqm)

Location

Rufford Court is located off Hardwick Grange, forming part of the Grange Industrial Estate in Warrington. The area benefits from excellent connectivity within 0.5 miles of junction 21 of the M6 motorway which in turn provides easy access to both the M62 and the M56 motorways. As such Rufford Court is strategically located to serve the whole of the Northwest region

Description

The property comprises a high- quality mid terrace industrial/warehouse unit benefiting from the following specification

- Steel portal frame construction
- 5 metre eaves height
- 1 electric level access loading door
- Loading/yard area with gated secure area
- Warehouse lighting
- Ground floor office and amenities
- Three phase power
- Gas supply

Accommodation

Ground floor warehouse and office area 10,215 sq ft

Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed. Rental price on application

Rates

Business rates will be payable to the local authority

EPC

A copy of EPC is available on request

Legal costs

Each party to bear their own costs

Viewing

Please call Jane Marshall on 01925 205060/07801 373974 for an appointment to view