

**TO LET**  
**CHESFORD GATEWAY**

**J21 | M6**

CHESFORD GRANGE  
WARRINGTON

**WA1 4RQ**

**COMPREHENSIVE REFURBISHMENT COMMENCED**

**AVAILABLE Q1 2026**

**M6**

Junction 21

TED TODD

**STRATEGIC WAREHOUSE  
/ DISTRIBUTION UNITS**

**49,840-100,963 SQ FT**

**[4,630 - 9,380 SQ M]**



# SPECIFICATION & REFURBISHMENT WORKS

The detached warehouse facility provides the following specification:

-  BRAND NEW ROOF WITH 25 YEAR WARRANTY
-  EPC TARGET: A RATING
-  6.46M CLEAR HEIGHT TO UNDERSIDE OF HAUNCH
-  SELF CONTAINED GATED SITE
-  4 TAILGATE DOORS
-  6 LEVEL ACCESS DOORS (5M X 4M)
-  31M DEEP SECURE YARD
-  SEGREGATED LOADING & CAR PARKING AREAS
-  1MVA POWER SUPPLY (500KVA TO EACH)
-  LED LIGHTING THROUGHOUT
-  12 EV CHARGING POINTS PLUS 110+ CAR PARKING SPACES
-  STEEL FRAME WITH LARGE SPAN STEEL TRUSSED ROOF CONSTRUCTION
-  BLOCKWORK WALLS INTERNALLY & FULL HEIGHT CLADDING EXTERNALLY
-  FULLY INSULATED CLADDING
-  HEAT PUMP & COOLING SYSTEM INTO OFFICES
-  NEWLY REFURBISHED OFFICE SPACE

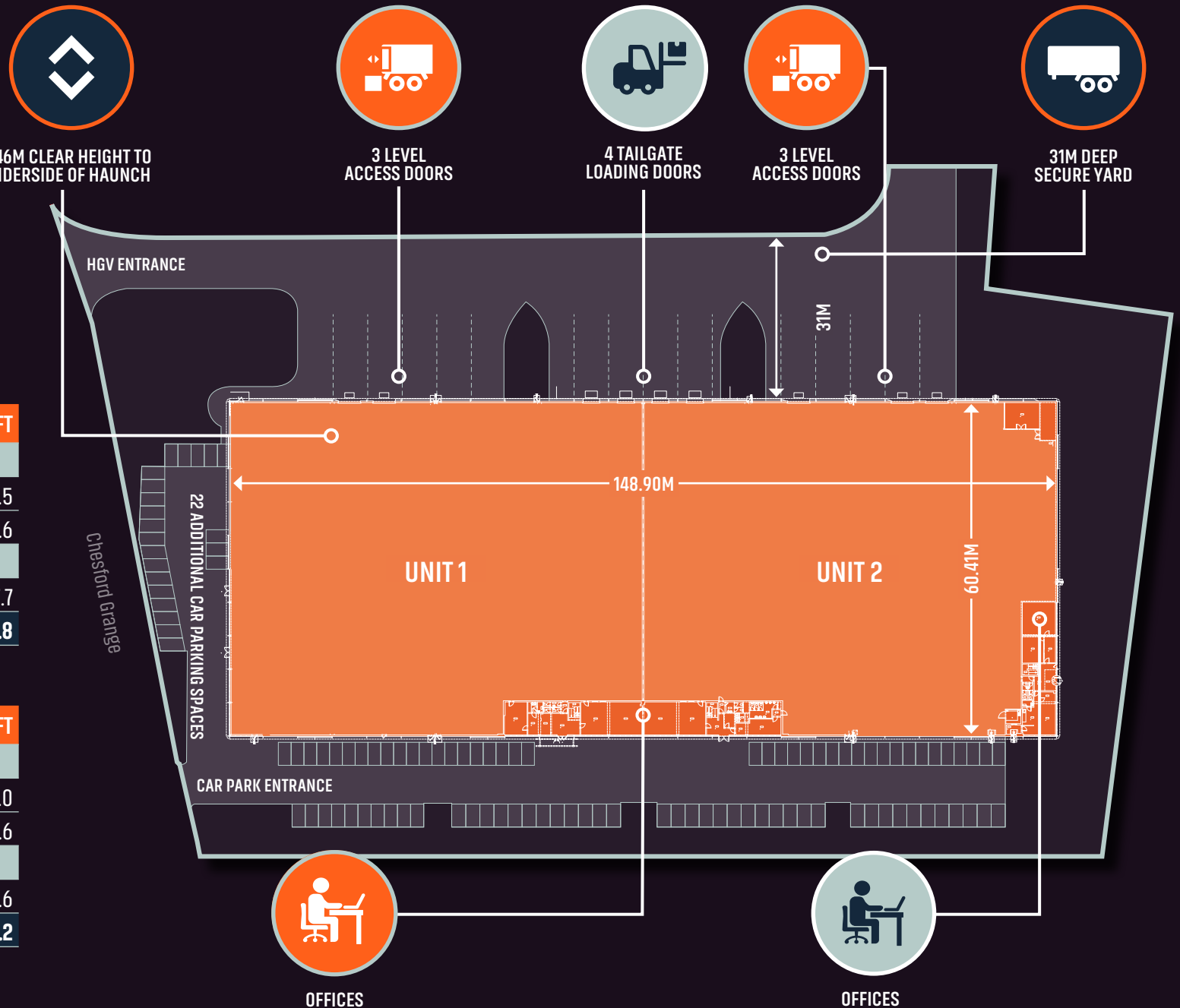
# SITEPLAN

## ACCOMMODATION

The building has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th edition).

UNIT 1	SQ M	SQ FT
<b>Ground Floor</b>		
Warehouse	4,332.2	46,631.5
Offices	145.2	1,570.6
<b>First Floor</b>		
Offices	152.2	1,637.7
<b>TOTAL</b>	<b>4,629.6</b>	<b>49,839.8</b>

UNIT 2	SQ M	SQ FT
<b>Ground Floor</b>		
Warehouse	4,168.7	44,871.0
Offices	285.8	3,075.6
<b>First Floor</b>		
Offices	295.1	3,176.6
<b>TOTAL</b>	<b>4,749.6</b>	<b>51,123.2</b>



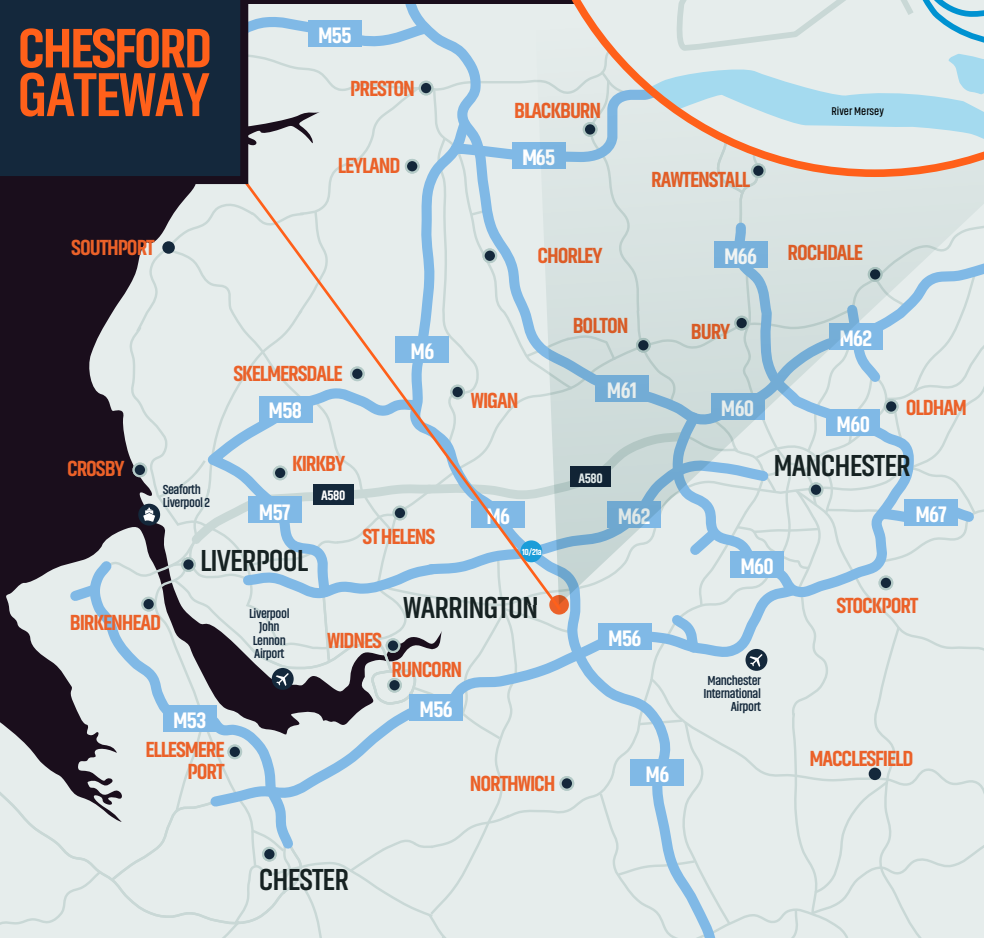
# LOCATION

The property is located on Chesford Grange and with almost direct access to junction 21 of the M6 via Woolston Grange Road (B5210).

The M62 is situated 1 mile to the north and the M56 motorway 1.5 miles to the south.



## CHESFORD GATEWAY



# Strategically located at the logistics hub of the North West



65% of the UK is within a single HGV drive time

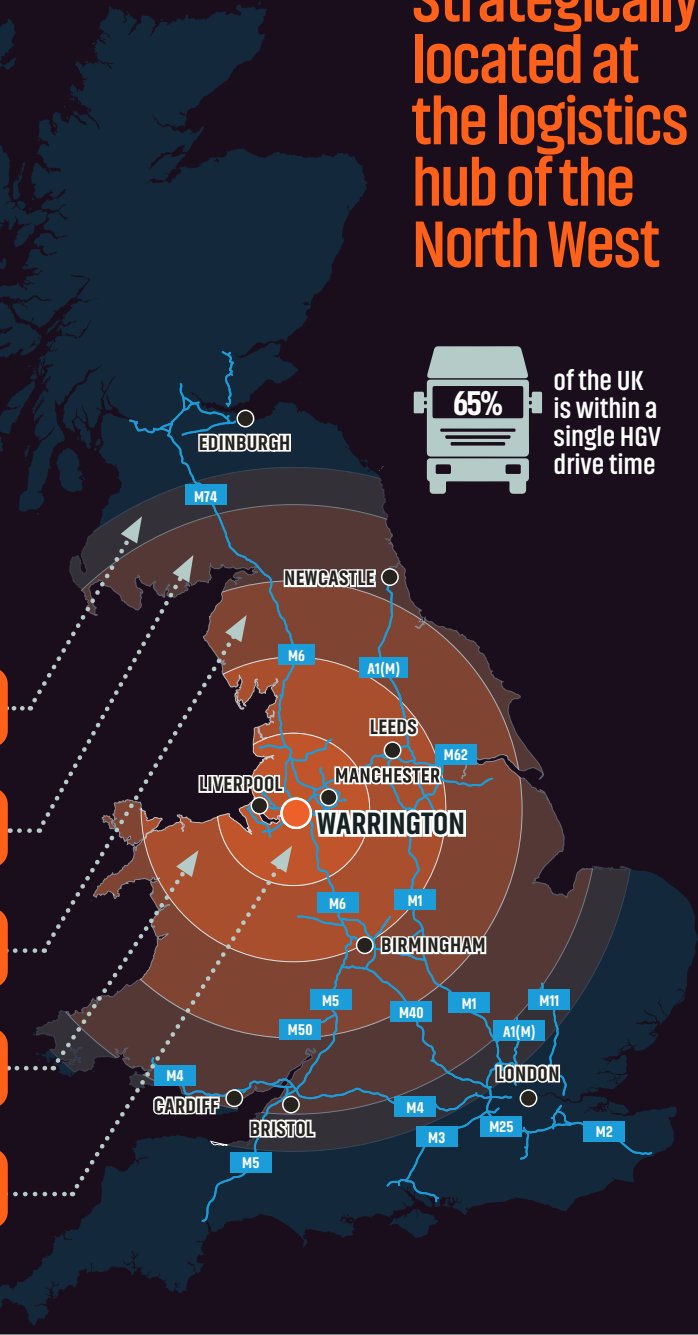
4.5 Hrs Drive Time  
40 million + People

4 Hrs Drive Time  
30 million + People

3 Hrs Drive Time  
20 million + People

2 Hrs Drive Time  
10 million + People

1 Hrs Drive Time  
5 million + People



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## RENTAL / TERMS

The property is available on a leasehold basis only. Please contact the letting agents for further information.

## EPC

EPC - available upon completion of works. Targeting an A rating.



## CONTACTS

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