



TO LET

**FROM 3,108 – 6,352 SQ FT
(289 – 590 SQ M)**

- Excellent location close to J21 M6 motorway (1.3 miles approx)
- Loading access via full height roller shutter doors
- Service yard / parking areas to the front of each unit
- Eaves heights of 5.1 metres

Fully Refurbished Warehouse / Industrial Units

MELFORD COURT

Hardwick Grange, Warrington WA1 4RZ

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LOCATION

Melford Court is on Hardwick Grange. It has immediate access to junction 21 of the M6 motorway and is within two miles of Junction 11 of the M62. The Grange Employment Area extends to over 200 acres and is a key employment location regionally.

TRAVEL DISTANCES

M6 (J21)	1.3 MILES
M62 (J10)	4 MILES
WARRINGTON	5.2 MILES
MANCHESTER	17 MILES
LIVERPOOL	24 MILES



MELFORD COURT

Hardwick Grange, Warrington WA1 4RZ

DESCRIPTION

The accommodation provides modern industrial / warehouse units of steel portal frame construction with part brick part clad elevations under a pitched insulated roof. The warehouse areas have eaves heights of 5.1 metres.

The units benefit from male and female WC facilities, loading access provided by way of a full height roller shutter door leading to demised service yard / parking areas to the front of each unit.



Example photograph



Example photograph



Example photograph

SPECIFICATION

- Self contained modern units
- 3 phase electricity
- Steel concrete reinforced painted floor warehouse
- Excellent natural light to warehouse
- Full height drive in roller shutter doors



Example photograph

ACCOMMODATION

UNIT	SQ FT	EPC	RV
Unit 22 (available November 2023)	3,244	C55	£17,250
Unit 42 (available January 2024)	3,108	C (TBC)	£19,000

RENT

On application.

TERMS

The properties are available by way of a new full repairing and insuring lease on terms to be agreed.



Example photograph



Example photograph



Example photograph



Example photograph

VAT

Rents are exclusive of, but are liable to VAT at the prevailing rate.

RATES

We recommend that interested parties contact the Local Authority for confirmation of the rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

An EPC is available on request.

VIEWINGS

Strictly via sole joint agents:



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