

# Grosvenor Grange Business Park Warrington

Available to Let

Warehouse

4,750 sq ft ( 441 sq m )



5 m eaves height



Roller shutter doors



Office accommodation



Designated parking



Three-phase electricity



5 miles to Warrington Town Centre

# Grosvenor Grange Business Park

Grosvenor Grange Industrial Estate Warrington WA1 4SF



## Description

This high-quality, mid terrace industrial unit is ideally located in a well-established industrial park.

The estate comprises 15 units situated across three terraces. The units are of modern portal frame construction incorporating PVC coated steel cladding and offer an eaves height of approximately 5 m.

Each unit benefits from office accommodation and incorporates male and female WC facilities. The loading access is via a full height loading door and each unit benefits from a designated car parking & service yard.

Property images include some CGI to illustrate the ongoing refurbishment.

## Location

The units are situated on Grosvenor Grange, off Kingsland Grange, within the easily accessible and well-established Grange Employment Area. The Grange Employment Area extends to over 200 acres and attracts many of the main regional and national occupiers in the region.

Grosvenor Grange is strategically located, providing an ideal and central base to serve the whole of the North West region.

The units have excellent access to the motorway network being within 2 miles of Junction 21 of the M6 and 4 miles from Junction 11 of the M62.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

**Mileway**  
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**B8 Real Estate**  
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3	Warehouse	4,750	441	Immediately
Total		4,750	441	