

# Grosvenor Grange Business Park

Grosvenor Grange Industrial Estate Warrington WA1 4SF

Warehouse | 5,210 - 10,534 ft<sup>2</sup>



5m eaves height



Roller shutter door



Office accommodation



Designated parking



Three-phase electricity



Warrington 5 miles

Available to Let Q2 2025





### 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 and service yard.

(Internal Photographs are Indicative)

## Further information

EPC  
14/11/2018

Te

## Terms

Do on now full repairing and insuring leases

### Legal costs

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

## Book a viewing

Charlotte Middleton  
Mileway  
northwest@mileway.com  
01925 358160

Jonathan Williams  
Savills  
[jonathan.williams@savills.com](mailto:jonathan.williams@savills.com)  
07870183405

Anthony Mellor  
B8 Real Estate  
anthony@b8re.com  
07794 757939



### Accommodation:

| Unit    | Property Type | Size (sq ft) | Availability |
|---------|---------------|--------------|--------------|
| Unit 19 | Warehouse     | 5,210        | 20/04/2026   |
| Unit 9  | Warehouse     | 5,324        | 20/04/2026   |
| Total   |               | 10,534       |              |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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