

# Kingsland Grange

Kingsland Grange (23) Warrington WA1 4RW

Warehouse | 38,994 ft<sup>2</sup>



3 level access/2 dock loading doors



Eaves height 7.75m



Ample car parking



Three-phase power



Secure site



Newly Refurbished

Recently refurbished



## Location & Connections

The premises are located on Kingsland Grange Industrial Estate. Access to the M6 via Junction 21 is within 2 miles with alternative motorway access provided via Junction 11 of the M62.

Kingsland Grange is one of the main employment areas of Warrington and is home to a mix of manufacturing and warehouse operators.





## Description

Kingsland Grange has been newly refurbished. The detached unit is situated on a self-contained and secure site. It features a predominantly clear eaves height of 7.75 metres. The production and warehouse areas benefit from high-level lighting. The building is constructed with a steel portal frame and has metal profile insulated cladding on the elevations.

The main warehouse roof is also clad with metal profile insulated panels. There is a large car park, along with ample yard and circulation areas. The site also offers potential opportunities for expansion.

Internally, the facility includes office space, a canteen, welfare areas, and changing facilities. All mains services are connected, including three-phase electricity, gas, water, and mains drainage. The unit is equipped with both 3 level access and 2 dock loading doors.

## Further information

EPC  
Unit 23: C

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.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 23	Warehouse	38,994	Immediately
Total		38,994	

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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