

Kingsland Grange - Unit 23

Kingsland Grange (23) Woolston Warrington WA1 4RW

Office and Warehouse | 5,490 - 33,530 ft²



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

Unit 23 Kingsland Grange has recently undergone a comprehensive refurbishment to a high specification. Works include the installation of a new roof, two new dock level loading doors, upgraded LED lighting throughout, and a fully refurbished ancillary office and welfare block.

The unit is positioned on a large, secure site with a low site coverage of approximately 37%, providing generous circulation space, ample parking, and potential opportunities for future expansion or additional yard storage.

The building is of steel portal frame construction, with insulated metal profile cladding to the roof and elevations. Internally, the unit benefits from an eaves height of 7.75m, together with three level access loading doors and two dock level loading doors, allowing for efficient servicing and operational flexibility.

The property is connected to all main services, including three-phase electricity, gas, water, and mains drainage.

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.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 23	Warehouse	28,040	Immediately
Unit 23	Office	5,490	Immediately
Total		33,530	

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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