

Grosvenor Grange Business Park

Grosvenor Grange Industrial Estate, Warrington, WA1 4SF

Warehouse | 5,210 – 10,534 ft²



5m eaves height



Roller shutter door



Office accommodation



Designated parking



Three-phase electricity



Warrington 5 miles

Available to Let



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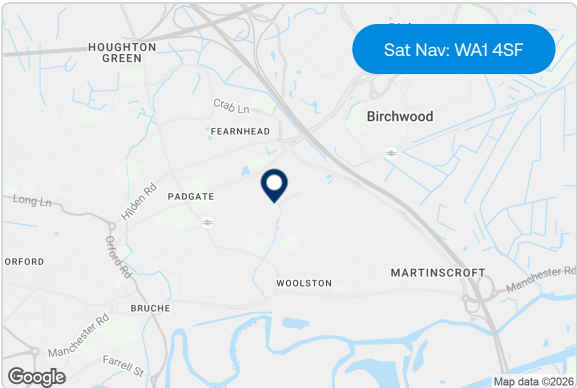


Description

These high-quality, mid terraced industrial units are 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 metres.

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.



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.



Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 19	Warehouse	5,210	Immediately	4,559	3,257	B
Unit 9	Warehouse	5,324	Immediately	4,659	3,328	D
Total		10,534				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request

Further information

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](#)

Charlotte Middleton
Mileway
northwest@mileway.com
01925 358160

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

Jonathan Williams
Savills
jonathan.williams@savills.com
07870183405

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