



Preliminary Details - To Let Industrial/Warehouse Unit

4 Cranford Court, Hardwick Grange, Woolston, Warrington, Cheshire, WA1 4RX

9,152 ft² (850.22 m²)

- Well-specified end-terrace industrial/warehouse unit
- 5.1m eaves height rising to 7.1m at the apex
- Six dedicated parking spaces and loading area
- Load-bearing mezzanine floor

Description

The opportunity is to lease a soon to be refurbished industrial property. The property presents an end-terrace industrial/warehouse unit.

The warehouse benefits from excellent internal clear heights, with eaves of approximately 5.1 metres rising to 7.1 metres at the apex, suitable for a range of industrial, storage and distribution uses. The unit is equipped with roller shutter loading access, dedicated loading facilities, office accommodation, kitchen and welfare facilities, and energy-efficient LED lighting throughout. The refurbishment may be tailored to suit the incoming tenant's specific requirements, subject to terms being agreed.

Externally, the property provides six dedicated parking spaces alongside a generous loading area. There may also be scope to increase the parking provision, subject to any necessary consents, offering potential flexibility for future occupier requirements.

Location

The property is prominently situated on Cranford Court within the established Hardwick Grange Industrial Estate, Woolston, approximately 3.1 miles east of Warrington town centre. The estate is a well-established industrial and distribution hub, benefiting from excellent connectivity to the regional and national motorway network.

Junction 21 of the M6 and Junction 11 of the M62 are both within approximately three minutes' drive, providing convenient access to Manchester, Liverpool and the wider North West. The property is located approximately 20 miles south-west of Manchester, 23 miles east of Liverpool, 36 miles north-west of Stoke-on-Trent, 78 miles north of Birmingham and 191 miles north-west of London.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas:

Ground Floor	7,468 sq ft
Lower Ground	1,684 sq ft
Total	9,152 sq ft

Rent and Lease Terms

£90,000 per annum payable quarterly in advance and exclusive of all other outgoings.

The property will be held on a full repairing and insuring lease for a term to be agreed.

Planning Use

Use Class E- General Industrial and B8 Storage or Distribution

EPC

A copy of the EPC is available on request.

VAT

VAT will be applicable at the prevailing rate

Business Rates

Rateable Value £60,000

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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