

TO LET
REFURBISHED WAREHOUSE/INDUSTRIAL UNIT
7,418 SQ FT (689.21 SQ M)



18/19 RUFFORD COURT

ADJACENT TO JUNCTION 21 M6 | THE GRANGE WARRINGTON WA1 4RF



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LOCATION

The property is located on The Grange Employment Area having immediate access from junction 21 of the M6 and close to the M56 and M62 motorways.

The Grange Employment Area extends to some 215 acres and over 3.5 million sq ft of business accommodation has been constructed. The location is ideal for distribution, light manufacturing or offices.



DESCRIPTION

The property comprises a mid terraced industrial/warehouse unit with brick and profiled steel clad elevations. The building is of steel portal frame construction having a clear minimum internal height of 16ft 6ins (5m) to underside of the haunch. The warehouse area has a clear span and is lit by way of sodium lighting and heated by way of a gas blower heater. Loading access is provided via two electric rollershutter loading doors leading to two separate fenced and gated yard areas to the front of the property.

The offices which are located within a single storey brick extension to the front of the property are heated and fully carpeted and lit throughout with kitchen and male and female wc facilities provided.

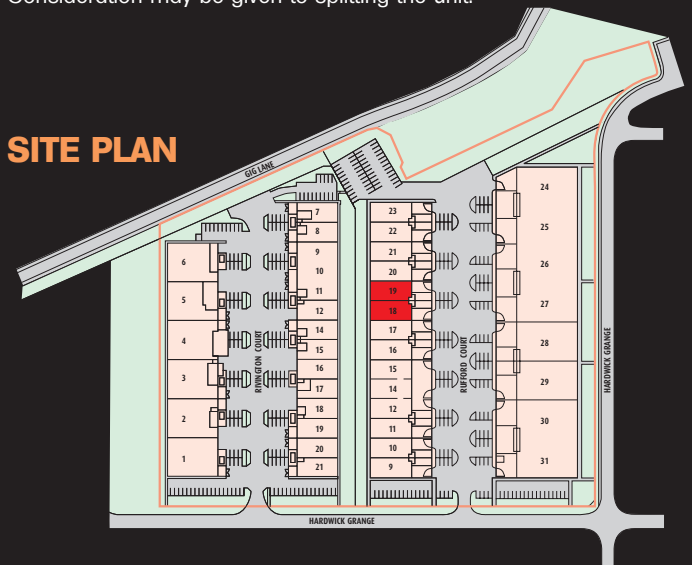
ACCOMMODATION

The property comprises the following accommodation expressed on a gross external floor area basis:-

	sq m	sq ft
Ground Floor Offices	113.55	1,222
Ground Floor Warehouse	575.66	6,196
Total	689.21	7,418

Consideration may be given to splitting the unit.

SITE PLAN



SERVICES

All mains services including gas, 3 phase electricity, mains water and drainage are provided.

LEASE TERM

The premises are available on a new full repairing and insuring lease for a term to be agreed; to incorporate upward only rent reviews and a service charge.

RENT

On application.

VIEWING

Strictly by prior arrangement with the joint agents Colliers CRE or Eileen Bilton Partnership.


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