

TO LET

46,024 SQ.FT

4,275.78 SQ.M

UNIT 1A

18 CHESFORD GRANGE
WARRINGTON
WA1 4RQ



M6 JUNCTION 21



LOCATION

- The unit is situated on Chesford Grange, a prime location boasting excellent connectivity to the wider North West region.
- Junction 21 of the M6 motorway is within 0.5 miles.
- Junction 21a is within 3 miles and interconnects with Junction 10 of the M62, linking Manchester and Liverpool.
- Junction 20a is within 4 miles and links with the M56 which connects Manchester and Chester/ North Wales / Wirral.
- Manchester Road (A57) is a main arterial route linking Junction 11 of the M60 Orbital Motorway connecting Greater Manchester.

As a result of its excellent connectivity, Warrington has established itself as the North West's premier distribution location, having attracted major occupiers including:



DRIVE TIME DATA

LIVERPOOL
23 miles - 40 mins

LIVERPOOL AIRPORT
21 miles - 30 mins

MANCHESTER
20 miles - 35 mins

MANCHESTER AIRPORT
14 miles - 15 mins

WARRINGTON CENTRAL
4.5 miles - 15 mins

SOURCE: GOOGLE MAPS

Iceland

XPO Logistics



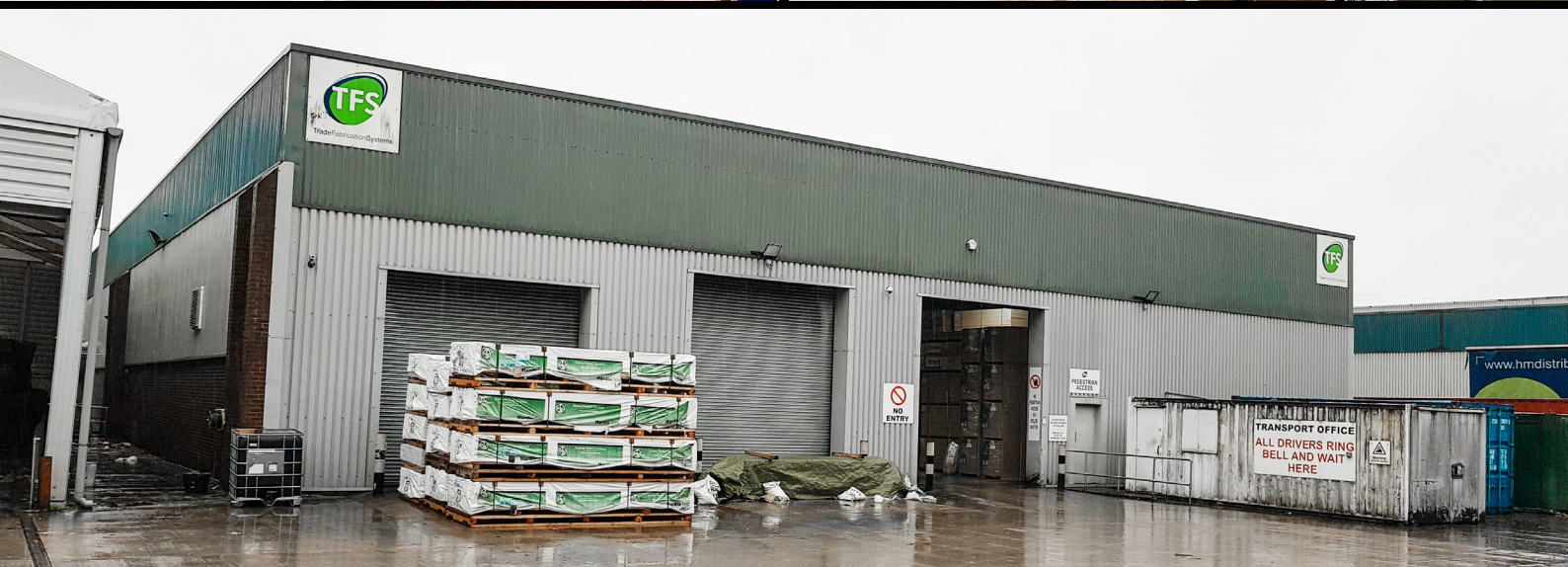
IFCO
A Brambles Company



TrustFord

DESCRIPTION

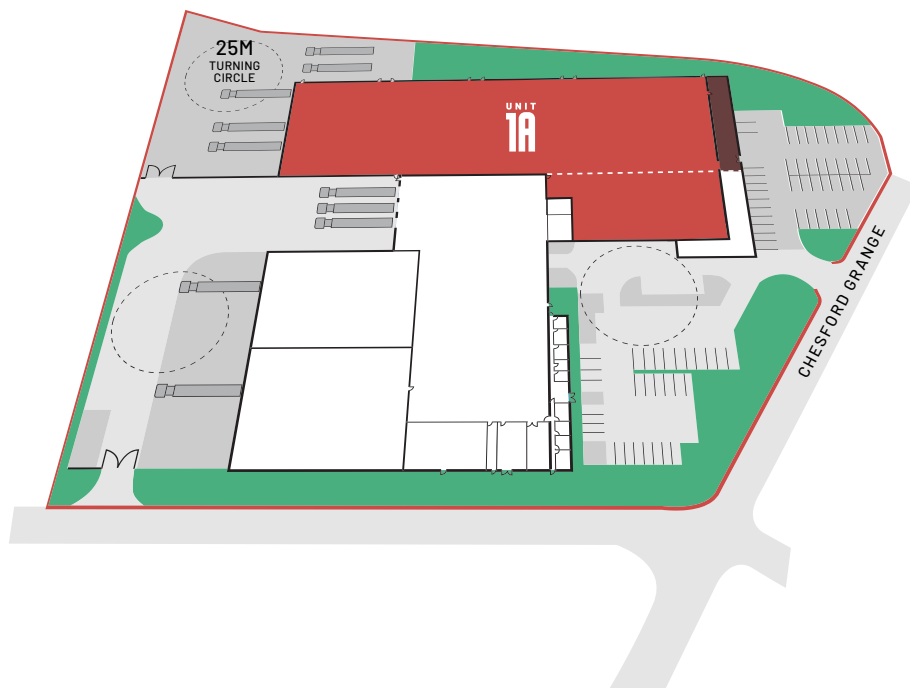
- › MODERN INDUSTRIAL WAREHOUSE EXTENDING TO 46,024 SQ FT
- › STEEL PORTAL FRAME CONSTRUCTION
- › 4.5M EAVES (TO UNDERSIDE OF HAUNCH)
- › 3 LEVEL ACCESS LOADING DOORS
- › TWO STOREY OFFICE ACCOMMODATION
- › SITE EXTENDS TO APPROX. 2 ACRES.
- › 25M DEEP SECURE YARD TO REAR
- › LARGE CAR PARK



ACCOMMODATION

	Sq.m	Sq.ft
Warehouse	3,950.01	42,518
Ground and First Floor Offices	325.77	3,506
Total	4,275.78	46,024

- WAREHOUSE
- OFFICES
- ESTATE BOUNDARY



Terms

The unit is available by way of assignment/sub-lease of our client's existing lease, which expires 10th April 2027.

VAT

All prices are exclusive, but may be liable to VAT at the prevailing rate.

Legal Costs

Each party to bear their own legal costs.

Business Rates

The property is listed in the 2017 list as having a Rateable Value of £145,000.

EPC

Available on request.

Contact

For further information, please contact

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