

kingsland 21

KINGSLAND GRANGE ■ WARRINGTON ■ WA1 4RW

CANMOOR

REFURBISHMENT
UNDERWAY



INDICATIVE CGI

Modern Industrial/Warehouse Facility

105,095 sq ft **TO LET / MAY SELL**

- J21 M6
- High quality development
- Secure site
- 3 dock level doors
- 7 level access doors
- Prime location

WARRINGTON

kingsland 21

KINGSLAND GRANGE ■ WARRINGTON ■ WA1 4RW



KINGSLAND 21 comprises a distribution warehouse of steel portal frame construction. The warehouse benefits from the following specification:

- Secure self contained site
- Loading to two elevations
- Three dock level loading doors
- 86 dedicated car parking spaces
- Seven level access loading doors
- Eaves height of between 5m and 7m
- Modern offices
- Floor area 105,095 sq ft

WARRINGTON



ACCOMMODATION

| | sq ft | sq m |
|--------------|----------------|----------------|
| Warehouse | 103,647 | 9,629 |
| Offices | 1,448 | 134.5 |
| TOTAL | 105,095 | 9,763.5 |
| Site | 5 acres | 2.03 hectares |

kingsland 21

KINGSLAND GRANGE ■ WARRINGTON ■ WA1 4RW

CANMOOR

Just off J21 of the M6

LOCATION

Kingsland Grange is situated in the heart of Warrington Grange Employment Area, which lies approximately 3 miles East of Warrington Town Centre.

The estate is adjacent to the intersection of the M6 and M62 Motorways with access provided by Junction 21 of the M6 to the South and Junctions 10 & 11 of the M62 to the North. Occupiers on the estate include Amazon, DHL, Toyota, Iceland and XPO.

DRIVE TIMES

| | |
|------------------------|-----------|
| M6 J21a | 1 mile |
| Warrington Town Centre | 3 miles |
| Manchester | 17 miles |
| Liverpool | 25 miles |
| Birmingham | 78 miles |
| Hull | 109 miles |
| London | 201 miles |
| Glasgow | 215 miles |

TERMS

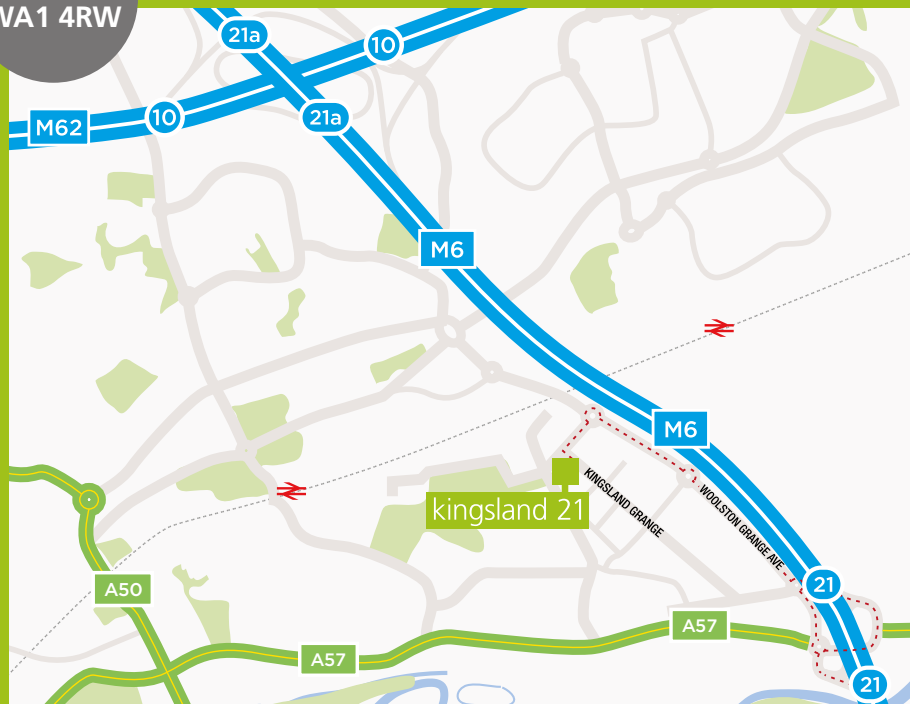
Kingsland 21 is available on a leasehold basis, although consideration might be given to a freehold sale. Terms available on application to the joint letting agents.

EPC

Available upon request.



SAT NAV
WA1 4RW



FURTHER INFORMATION

For further information or viewings, please contact our joint sole agents.



Steve Johnson
steve@b8re.com



Stuart Murray
smurray@savills.com