

Your partners in property



# INDUSTRIAL / WAREHOUSE UNIT FOR SALE

UNITS 12 & 14 CRANFORD COURT  
WOOLSTON  
WARRINGTON  
WA1 4RX

6,919 SQ FT  
642.8 SQ M



# Property Summary:

## Key Details:

- Two electric level access loading doors
- Recently replaced roof
- Office, Kitchen and WC / Shower facilities
- Three phase electricity
- Mezzanine storage
- Workshop area underneath mezzanine
- Dedicated car parking

## Accommodation:

	Sq Ft	Sq M
Ground Floor Warehouse / Offices & Amenities	5,916	549.6
Mezzanine	1,003	93.2
<b>Total</b>	<b>6,919</b>	<b>642.8</b>



# LOCATION



## Location

Cranford Court is situated to the east of Warrington, in the well-known industrial and employment area of Woolston Grange which covers some 200 acres.

The property is accessed via Hardwick Grange close to its junction with Woolston Grange Avenue, the main arterial route linking directly to Manchester Road A57 and immediately to Junction 21 on the M6 motorway which is within 1 mile of the estate.

Junction 9 of the M56 and Junction 10 of the M62 are both within easy reach giving the estate excellent access to the local and regional conurbations.

# Sales Contact

## TERMS

The property is available for sale.

## EPC

An EPC is available upon request.

## SERVICE CHARGE

Tenants will be responsible for paying an annual service charge for the upkeep of the estate.

## VIEWINGS

Strictly via appointment with the agent.



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