

BIRCH COURT

INDUSTRIAL

Grosvenor Grange, Warrington, WA1 4GD



TO LET

HIGH QUALITY WORKSHOP / INDUSTRIAL UNITS

1,100 - 2,795 sq ft

102.19 - 259.66 sq m

- Modern development
- Established industrial location
- Excellent transport links
- Good security with gated entrance
- Ample car parking / circulation space
- Flexible terms



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Supporting SME Expansion & Relocation



LOCATION

Birch Court is situated in an established industrial area at the end of Grosvenor Grange, off Kingsland Grange in Warrington. Warrington is a town in Cheshire, on the banks of the River Mersey, 20 miles east of Liverpool and 20 miles west of Manchester. The town lies close to the M62, M6 and M56 motorways and midway between Liverpool and Manchester airports. The estate benefits from excellent transport links with Junction 21 of the M6, 6 minutes drive away, and Junction 11 of the M62 only 4 miles away with direct access from Birchwood Way.

Warrington town centre is located approximately 5 and 1/2 miles southwest of the estate and provides a range of high street shops, retail outlets and eateries, including the Golden Square Shopping Centre. Closer to Birch Court is the Birchwood Shopping Centre with Asda Superstore, Argos and McDonalds restaurant only 7 minutes drive away.

BIRCH COURT, GROSVENOR GRANGE, WARRINGTON



DESCRIPTION

Birch Court is a modern industrial / trade development constructed in 2009 to provide a mix of workshop / trade counter units from 1,100 sq ft to 2,795 sq ft. Totalling 33,430 sq ft the estate is split into 18 units within 3 terraced blocks, situated around a central courtyard. Birch Court is accessed through a single gated entrance, providing excellent security for the businesses on site, which also benefit from good parking provision and circulation space. The units incorporate manually operated 'slide' doors of galvanised steel, not less than 2.8m high; and units 17 to 19 also include 10% office accommodation.

SPECIFICATION

- 3 Phase electricity supply (12 kva - 25 kva dependent on unit size)
- Clear internal height of 3.5m in units

TERMS

There are a range of flexible leasing options available. For more details please contact us. Full details of rent and other charges are available upon request. All figures quoted are exclusive of but will be liable for VAT at the prevailing rate.

EPC

The EPC ratings on the available units range from A8 - D77. Copies of individual EPC's are available on request.



CONTACT

For current availability and more information on this site or to arrange a viewing please contact Whittle Jones on the number below or email: northwest@whittlejones.co.uk



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