

kingsland 21

KINGSLAND GRANGE ■ WARRINGTON ■ WA1 4RW

CANMOOR

RECENTLY
REFURBISHED



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

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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
- Potential high power supply available



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

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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 DHL, Toyota, Iceland and XPO.

DRIVE TIMES

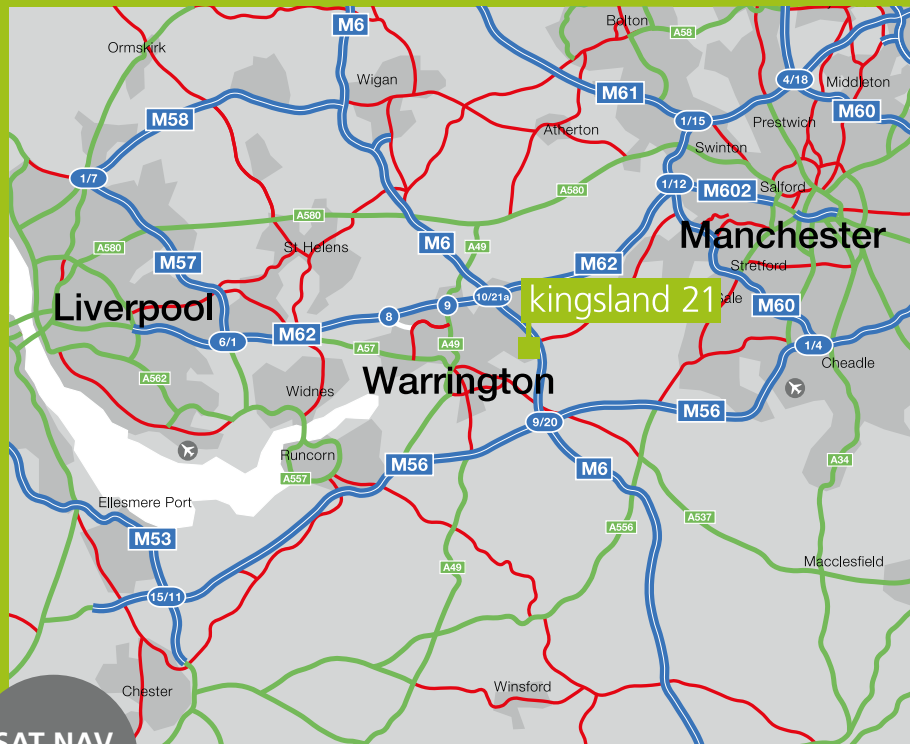
M6 J21a	1 mile
Warrington Town Centre	3 miles
Manchester	17 miles
Liverpool	25 miles
Birmingham	78 miles
Hull	109 miles
London	201 miles
Glasgow	215 miles

TERMS

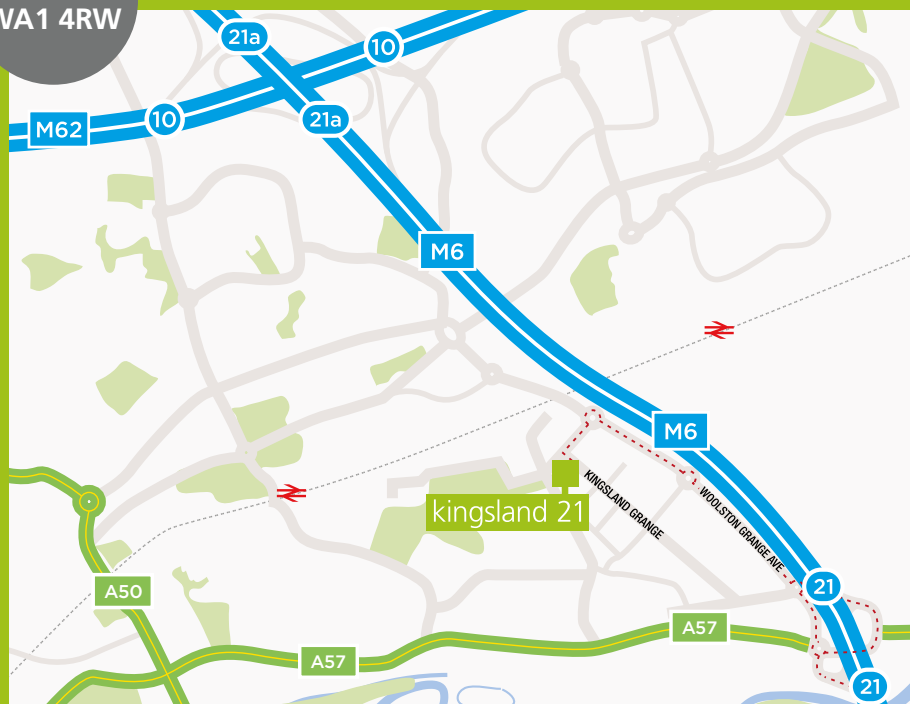
Kingsland 21 is available on a leasehold basis, although consideration might be given to a freehold sale. Terms available on application to the joint letting agents.

EPC

Available upon request.



SAT NAV
WA1 4RW



FURTHER INFORMATION

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



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