

kingsland 21

KINGSLAND GRANGE ■ WARRINGTON ■ WA1 4RW

CANMOOR

RECENTLY
REFURBISHED



Modern Industrial/Warehouse Facility

105,095 sq ft (9,764 sq m) **TO LET / MAY SELL**

- Prime location - J21 M6
- High quality development
- Secure site
- 10 Loading doors
- Large 60m yard
- Dual loading
- Capacity for 1.2 NVA power supply
- Substantial gas supply

WARRINGTON

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WARRINGTON



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



Secure self contained site



Eaves height of between 5m and 7m



8,500 pallet positions



Loading to two elevations



Three dock level loading doors



Seven level access loading doors



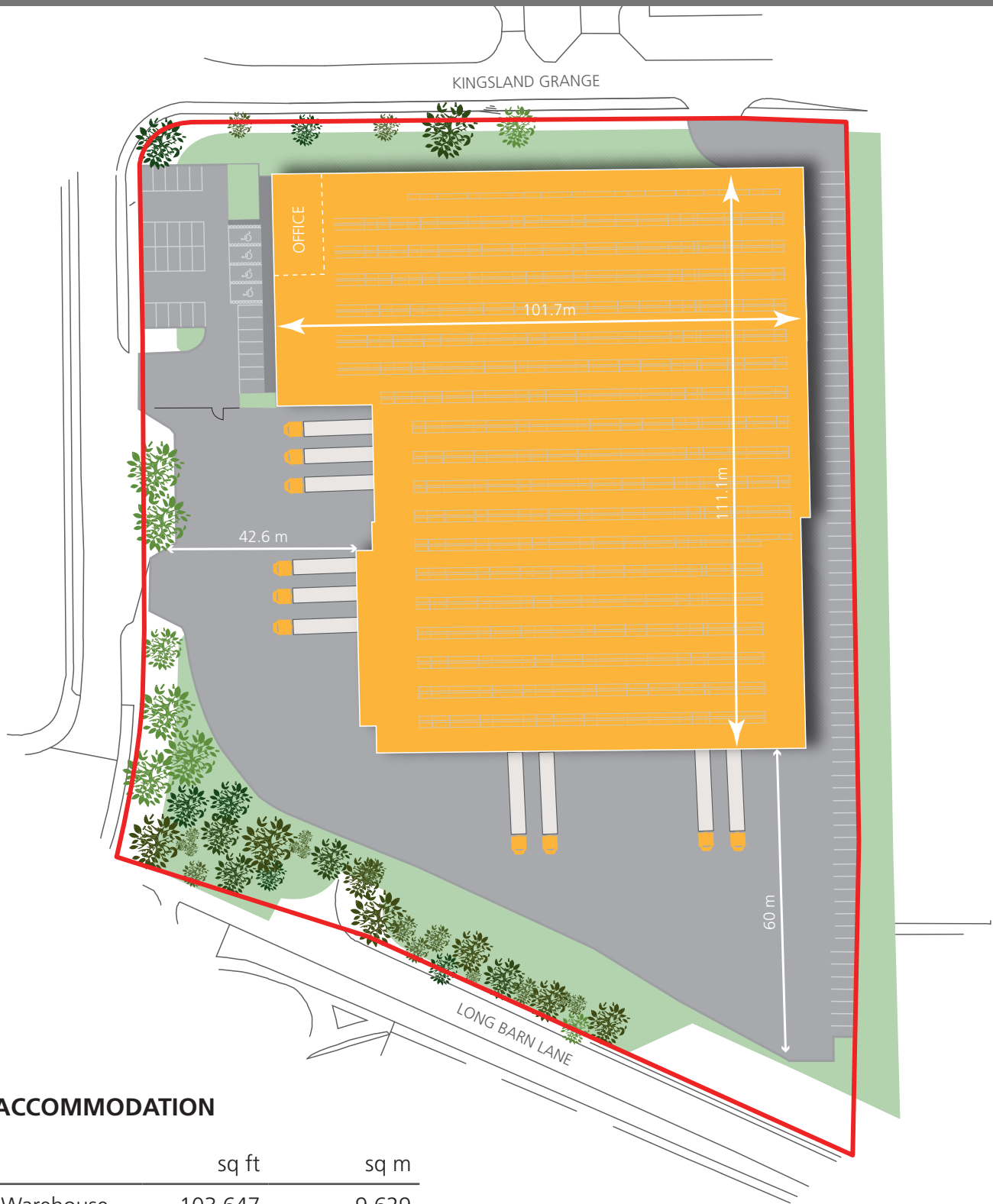
Sprinkler system



Power supply of up to 1.2 NVA



86 dedicated car parking spaces



ACCOMMODATION

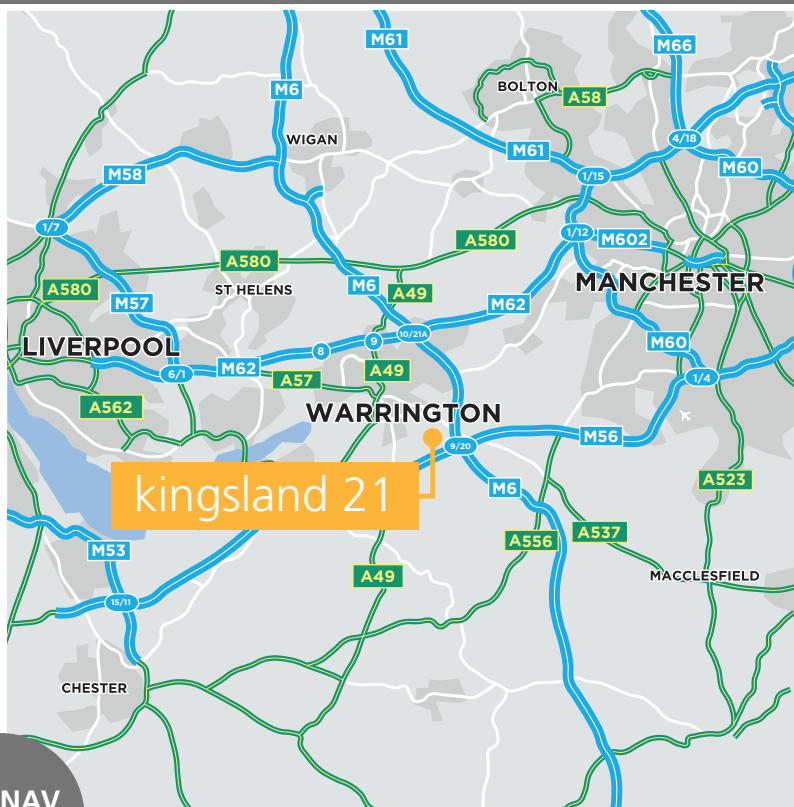
	sq ft	sq m
Warehouse	103,647	9,629
Offices	1,448	134.5
TOTAL	105,095	9,763.5
Site	5 acres	2.03 hectares



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SAT NAV
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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 FedEx, Toyota, Iceland and Ford.

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

EPC

Available upon request

TERMS

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

VIEWING

Strictly through joint sole agents.



Alex Palfreyman
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Paul Thorne
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