north 360 real estate

INDUSTRIAL & OPEN STORAGE SPECIALISTS

UNIT 10, Rufford Court, Hardwick Grange, Warrington, WA1 4RF

TO LET



3,700 SQ FT

343.74 SQ M

TRAVEL LINKS

3 Minutes drive to J21 on M6 and 5minutes drive to J11 M62

KEY FEATURES

- Refurbished industrial unit with ground floor office, kitchenette and WCs.
- 4.5m Eaves height and 6.5m to Apex
- Secure front yard and 5 allocated parking spaces.
- 1 x auto roller shutter access
- Close proximity to M6 J21 & M62 J11.
- 24/7 access.

ACCOMODATION	3,700 SQ FT / 343.74.SQ M
USE	B1, B2 & B8
RENTAL & VAT	£42,550plus VAT p.a
BUSINESS RATES	Rateable value - £25,500p.a
SERVICE CHARGE	Estate service charge for the common areas on the estate £962plus VAT p.a
SERVICES	3 phase electric and water onsite.
EPC	Available on request
LEASE TERMS	Available by way of a new full repairing and insuring lease
LEGAL COSTS	All parties will be responsible for their own legal costs incurred in the transaction
VIEWINGS	Please call us to arrange a viewing





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CONTACT



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