



B8

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FOR SALE

TO LET

31 Kingsland Grange

Warrington

WA1 4RW

17,790
SQ FT GIA

1.58
ACRE SITE

INDUSTRIAL / WAREHOUSE UNIT

• LOCATION **M62 J9 - 0.4 miles**

• LOADING **LEVEL ACCESS**

• SECURE **FENCED SERVICE YARD**

LOCATION

The property is located on Kingsland Grange, with immediate access to Junction 21 of the M6 (1.25 miles away) and less than 2 miles away from Junction 11 of the M62. The grange employment area comprises over 200 acres and is a strategically located employment area in serving the wider North West region.

The property is easily accessed off Woolston Grange Avenue which runs between Birchwood Way & Manchester Road with access to M6 & M62.

Surrounding occupiers include Vaultex, Thermo Fisher Scientific, Ted Tod, Panther Logistics & Vodafone.

DESCRIPTION

The property comprises a self-contained detached industrial unit of steel portal frame construction with brick/blockwork elevations and profile metal cladding. The warehouse benefits from level access loading, gas warm air blowers and an eaves height of approximately 5.5 metres.

Single-storey offices are located to the front of the unit and are separate from the warehouse, providing well-presented ancillary accommodation. Externally, the property offers a secure gated yard, dedicated car parking and significant scope for expansion.

- Large, self-contained site in a highly sought after, industrial location
- Rapid access to M6 & M62
- Low site coverage of circa 26%
- Secure fenced service yard





TENURE

The property is available for sale.

Consideration may also be given to a new Full Repairing and Insuring lease. Terms to be agreed.

POA.

Business Rates

According to the VOA, from 1 April 2026, the rateable value will be £132,000. Based on this we estimate rates payable of £68,822.50.

Interested parties should contact Warrington Borough Council.

EPC

Available upon request

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

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