



MELFORD COURT

INDUSTRIAL ESTATE

HARDWICK GRANGE,
WARRINGTON,
WA1 4RZ



EVADED.CORRECT.WORLDS

CAR PARKING
FOR 15 CARS

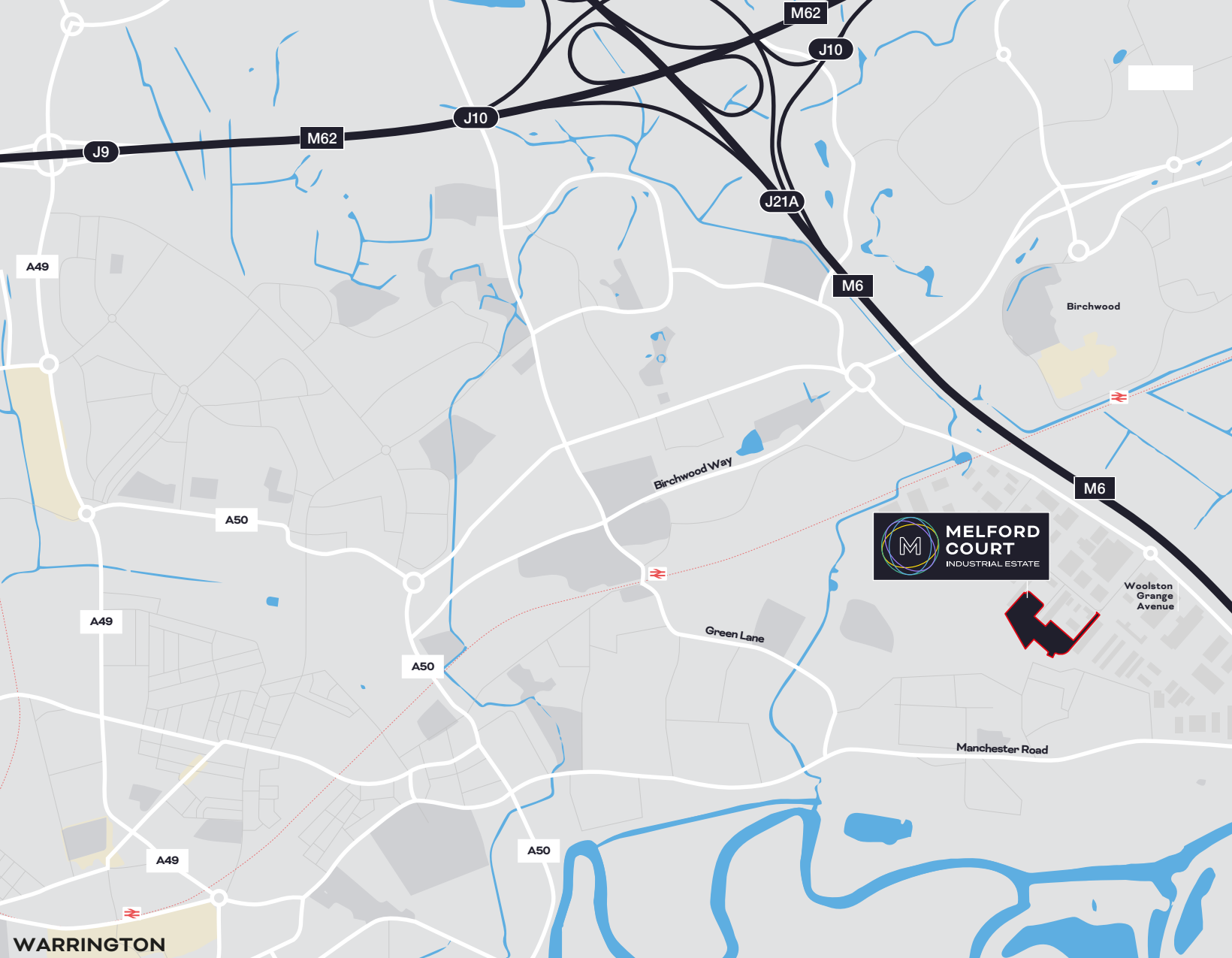
CAR PARKING
FOR 12 CARS

0.25 ACRES
OPEN STORAGE
LAND / CAR
PARKING

CAR PARKING / OPEN LAND STORAGE

- THE AREAS CAN BE SECURED
- CONCRETE/ TARMAC SURFACES
- EXCELLENT ACCESS TO M6 J21 AND MOTORWAY NETWORK
- POTENTIAL TO SECURE AREAS

TO LET
**0.25 ACRES &
2 CAR PARKING AREAS**



LOCATION

Melford Industrial Estate is situated within Hardwick Grange one of the main industrial areas of Warrington, approximately 4 miles east of the town centre, benefiting from excellent proximity to the M6 motorway via Junction 21 lying just 1 mile (3 minutes) to the south-east. The M6 / M62 intersection can also be accessed within just 4 mile to the north with a drive time of 6 minutes.



ACCOMMODATION

CAR PARK 1 – 15 SPACES

CAR PARK 2 – 12 SPACES

**OPEN STORAGE/
CAR PARKING – 0.25 ACRES**

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TRAVEL TIMES



M6 (J21)	1 mile	3 mins
M6 / M62 Interchange	4 miles	6 mins
M6 / M56 Interchange	4.2 miles	6 mins
Central Warrington	4 miles	9 mins
Manchester City Centre	15 miles	20 mins
Liverpool City Centre	22 miles	30 mins



Birchwood Train Station	1.2 miles (20 mins walk)
Padgate Train Station	1.4 miles (25 mins walk)
Warrington Central	3 mins (Train)
Manchester Piccadilly	20 mins (Train)
London Euston	1 hr 47 mins (Train)



Manchester Airport	14.7 miles	16 mins
Liverpool John Lennon Airport	19.3 miles	24 mins





FURTHER INFORMATION

TERMS

Available on request.

CONTACT

For further information, or to arrange an inspection, please contact the joint agents:



ANTHONY MELLOR

07794 757 939
anthony@b8re.com

EMILY SPEAK

07711 574 346
emily@pelotonre.co.uk

BRADLEY NORTON

07870 393 145
bradley.norton@knightfrank.com

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Marketing
0161 387 7252

