

# TO LET

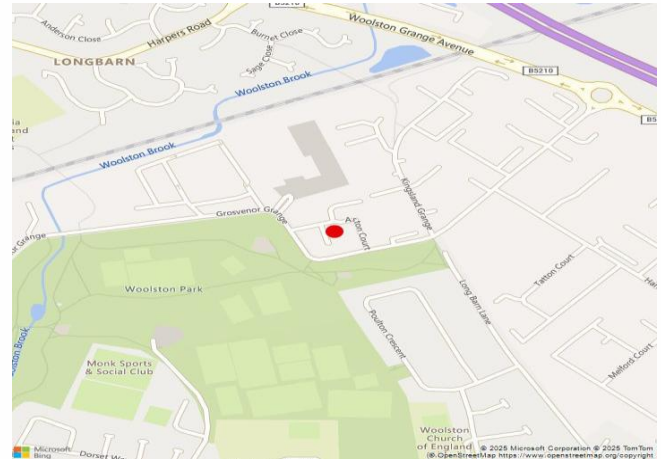
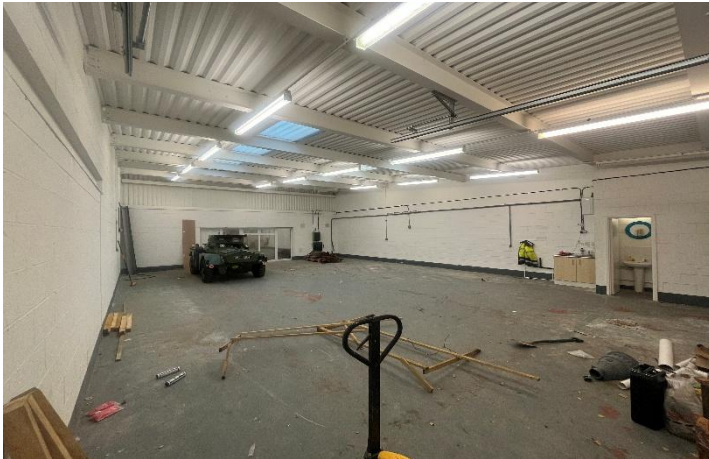


Unit 15 - Greys Court, Kingsland Grange, Woolston, Warrington, WA1 4SH

**Established Industrial Estate**  
**1,570 Sq Ft (145.85 Sq M)**

- Close Proximity to Junction 21 of the M6 Motorway
- Open Plan Industrial Space
- B2/B8 (Industrial) Use Class
- Available for Immediate Occupation





## Location

The unit is located at Aston Court Industrial Estate. The estate benefits from direct access on to Kingsland Grange which branches onto Woolston Grange Avenue (B5210) giving direct access to Junction 21 of the M6 motorway and adjacent to the M62/M6 intersection. Aston Court is situated approximately two miles north east of Warrington Town Centre.

## Description

The Property comprises a single storey mid-terrace industrial unit of steel frame construction with brick and block work elevations under a sloping roof, incorporating translucent roof panels.

Internally the unit benefits from an open plan workshop/storage area with a built in mezzanine, offering WC and kitchenette facilities to the front of the unit also. Internal specifications include fluorescent strip lighting, painted walls and a painted hard floor surface. Access into the unit is via a manual roller shutter door as well as a separate personnel entrance.

Externally there are approximately two demised car parking spaces to the front of the unit. Mains services include electric, water and drainage.

## Accommodation

Measured in accordance with RICS Property Measurement (2nd Edition) to provide the following approximate Gross Internal Area:

Ground Floor 1,570 Sq Ft / 145.85 Sq M

## EPC

The property has an EPC of C-75. A copy can be supplied upon request.

## Asking Rent

£14,500 per annum plus VAT on terms to be agreed.

## Business Rates

Rateable Value: £12,000

Applicable for small business rates relief. We advise all interested parties to make their own enquires to the local authority.

## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

A fixed Legal Fee of £275 plus VAT is payable by the Tenant for credit checks and preparation of Tenancy Agreement.

## Service Charge

The current Service Charge payable by the Tenant is £1606.19 per annum plus VAT. This is reviewed on an annual basis 31/07/2026.

## Property Insurance

The current Property Insurance payable by the Tenant is £205.70 per annum plus VAT. The policy is reviewed on an annual basis, at which point the fair proportion premium will be apportioned to Tenants.

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

### Harry Mason

T: 0161 302 1623

E: [harrymason@roger-hannah.co.uk](mailto:harrymason@roger-hannah.co.uk)

## Date of Preparation

17 November 2025