



**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.

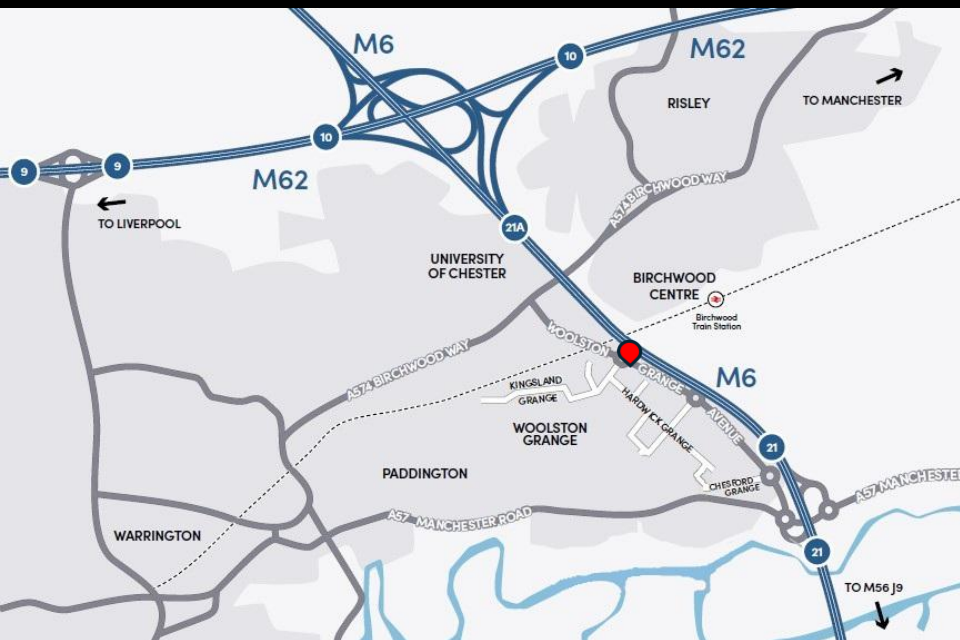
## DESCRIPTION

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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