

TO LET /
MAY SELL

14CCG

Unit 14 Chesford Grange ■ Warrington WA1 4RE



Prime Location Adjacent to M6 Junction 21
40,838 sq ft on 1.81 Acres
To Be Refurbished – **AVAILABLE Q1 2026**

LOCATED
NEXT TO
**JUNCTION
21 OF THE M6**



	Warrington	13 mins	20 miles
	Manchester	36 mins	20 miles
	Chester	36 mins	27 miles
	Liverpool	38 mins	22 miles
	Preston	40 mins	31 miles
	Birmingham	1hr 20 mins	77 miles

	Padgate Station	1.5 miles
	Warrington Bank Quay	3.5 mile
	Birchwood Station	1.5 miles

 Frequent bus routes on **Manchester Road**, adjacent to Chesford Grange





REGARDED
AS ONE OF
THE MAIN
INDUSTRIAL
ZONES IN
WARRINGTON

SAT NAV **WA1 4RE**

what3words

///bowlshagglingsstaple

DESCRIPTION

The property comprises a self-contained detached industrial unit of steel portal frame construction with profile metal clad elevations beneath a pitched roof.

The unit is to undergo refurbishment works but benefits from the following specification;



5.2M eaves height



LED Lighting



3 level access loading doors



Ground and first office content



Separate car parking area



Ground floor canteen



Staff welfare facilities



Securely fenced & gated site





ACCOMMODATION

The following accommodation has been measured in accordance with the RIC Code of Measuring Practice (6th Edition) and offers the following floor areas.

DESCRIPTION	SQ M	SQ FT
Warehouse	3,078.59	33,138
Ground and First Floor Office	715.35	7,700
Total	3,793.94	40,838

14 CG

Unit 14 Chesford Grange ■ Warrington WA1 4RE



FURTHER INFORMATION

VAT

Vat will be payable on any transaction.

LEGAL COSTS

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

TENURE

Available on a new lease on terms to be agreed; alternatively, the Landlord may consider a sale of the freehold. Price on application.

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.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. July 2025. RB&Co 0161 833 0555. www.richardbarber.co.uk



CONTACT

For further information or to arrange a viewing please contact the joint agents;

JLL

Joe Bostock

joe.bostock@jll.com

07933 516 465



0161 828 6440

jll.co.uk/property

B8RE

Will Kenyon

will@b8re.com

07802 869 279

B8

01925 320 520

www.b8re.com