



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

BIRCH COURT

Grosvenor Grange, Warrington, WA1 4GD

New Workshop / Warehouse Development

TO LET

FROM 1,100 SQ FT (102.19 SQ M)
TO 2,795 SQ FT (259.66 SQ M)



J21 / M6

How to find Birch Court, Grosvenor Grange, Warrington...

Birch Court is situated at the end of Grosvenor Grange, off Kingsland Grange, on the easily accessible and popular Grange Employment Area. The park can be reached quickly from Junction 21 of the M6, approximately 1.5 miles distance, and also from Junction 11 of the M62, which is approximately 3 miles distance. Birch Court provides an ideal and central base to serve the whole of the North West region.



Description

The development provides 18 brand new individual units comprising of a steel frame with high quality brick and composite panel clad elevations. The units provide a clear internal height of 3.5m in units 1 to 16 and 4m in units 17 to 19. The scheme is arranged in three blocks to form an attractive and practical central courtyard providing excellent circulation space.

Birch Court is accessed through a single gated entrance, which provides good security.

Each unit benefits from -

- 3 phase electrical supply (12 Kva – 25 Kva dependent on unit size)
- Over head sectional loading doors
 - 3m x 3.5m in units 1 to 16
 - 3m x 4m in units 17 to 19
- 37.5 kn/sqm floor loading
- Toilet accommodation to all units
- 10% Office accommodation in units 17 to 19
- On site car parking

Permitted Use

Birch Court benefits from consent for use as light industrial / warehouse as per use classes B1 and B8 of the use classes order 2005.

Terms

The units are available to let by way of Northern Trust Company Limited's standard "easy in – easy out" flexible tenancy agreement.

Rent

On application.

VAT

All rents and other outgoings are quoted exclusive of but will be liable for VAT.

Viewing

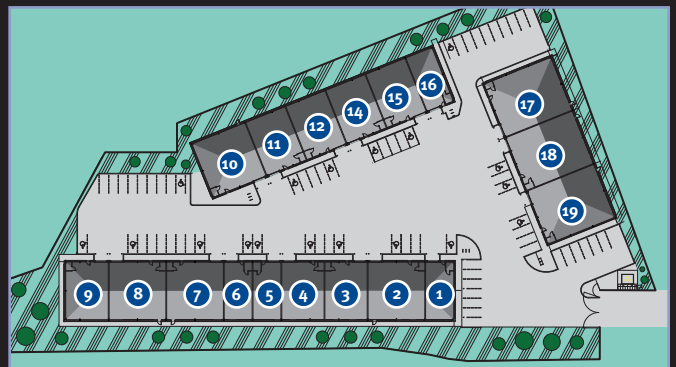
Strictly by appointment with the joint agents Katy Bibby of Whittle Jones, Jane Marshall of Eileen Bilton Partnership and Simon Roddam of BE Group

Availability

UNIT	SQ. FT.	SQ. M.	UNIT	SQ. FT.	SQ. M.
1	1,105	102.66	10	2,225	206.71
2	2,230	207.17	11	1,685	156.54
3	1,670	155.15	12	1,670	155.15
4	1,670	155.15	14	1,670	155.15
5	1,100	102.19	15	1,665	154.68
6	1,100	102.19	16	1,115	103.59
7	2,245	208.57	17	2,795	259.66
8	2,230	207.17	18	2,795	259.66
9	1,665	154.68	19	2,795	259.66
			TOTAL	33,430	3,105.75

Site Plan

Not to scale and for identification purposes only



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A development by:



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