



**TO LET**

# BIRCH COURT

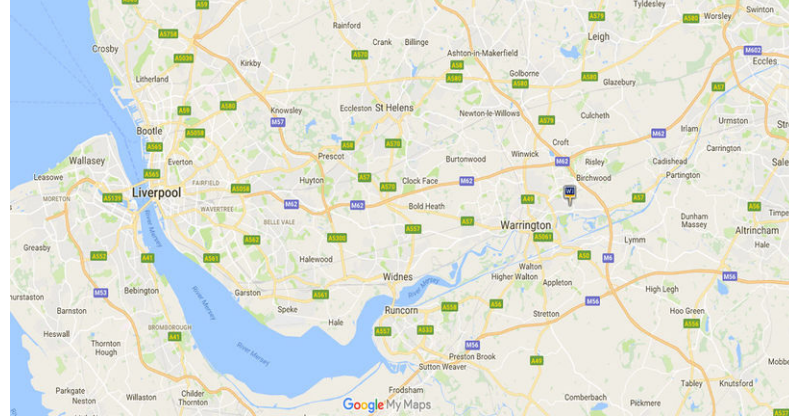
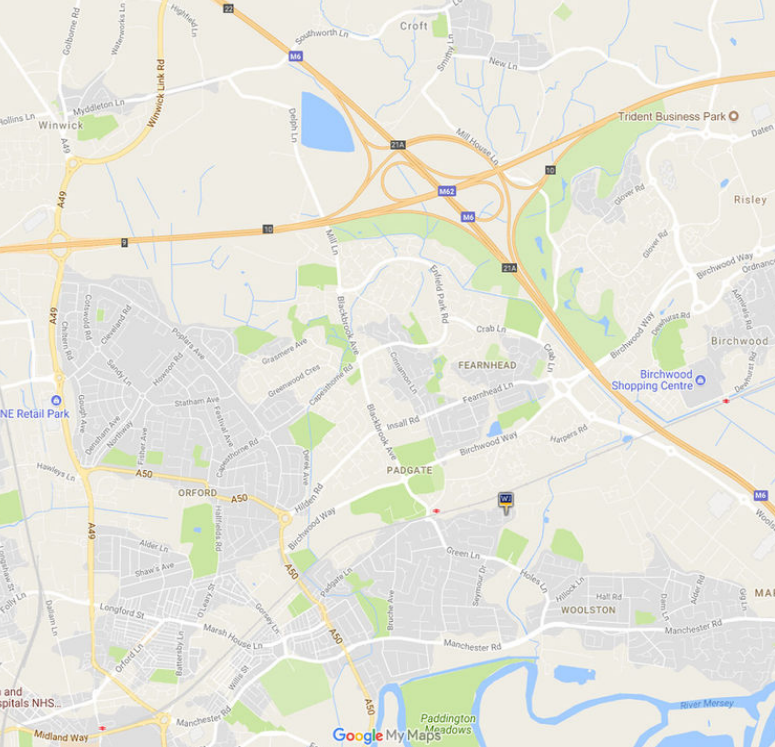
GROSVENOR GRANGE, WARRINGTON, WA1 4GD



- Modern development
- Established industrial location
- Excellent transport links
- Good security with gated entrance
- Ample car parking / circulation space
- Flexible terms

**MODERN WORKSHOP/INDUSTRIAL  
UNITS**

**1,100-2,795 SQ FT (102.19-259.66 SQ M)**



## TRAVEL DISTANCE

Location	Miles	Mins	Mode
J21, M6	2.2	6	Drive
J11, M62	3.9	9	Drive
Birchwood Shopping Centre	3.2	10	Drive
Warrington		34	Train

Source: theAA.com

# BIRCH COURT

## GORSVENOR GRANGE, WARRINGTON



### DESCRIPTION

Birch Court is a modern industrial / trade development constructed in 2009 to provide a mix of workshop / trade counter units from 1,100 - 2,795 sq ft. Totalling 33,430 sq ft the estate is split into 18 units within 3 terraced blocks, situated around a central courtyard. Birch Court is accessed through a single gated entrance, which provides excellent security for the businesses on site, which also benefit from a good parking ratio and circulation space. The units incorporate manually operated 'slide' doors of galvanised steel, not less than 2.8m high, and units 17 to 19 also include 10% office accommodation.

### SPECIFICATION

- Chain operated roller shutter door
- Units 17-19 include 10% office space
- Steel portal frame
- Central forecourt

### EPC

The EPC ratings on the available units range from A8 - D77. Copies of the individual EPC's are available on request.

### TERMS

There are a range of flexible leasing options available. For more details please contact us,

### VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk)

### LOCATION

Birch Court is situated in an established industrial area at the end of Grosvenor Grange, off Kingsland Grange in Warrington. Warrington is a town in Cheshire, on the banks of the River Mersey, 20 miles east of Liverpool and 20 miles west of Manchester. The town lies close to the M62, M6 and M56 motorways and midway between Liverpool and Manchester Airports. The estate benefits from excellent transport links with J21 of the M6, 6 minutes drive away, and J11 of the M62 only 4 miles away with direct access from Birchwood Way.

Warrington also offers good transport links, with the town being served by two main railway stations. Banky Quay is on the main West Coast Line between London Euston and Glasgow Central and the Manchester Piccadilly to North Wales via Chester line. Central is on the Liverpool to Manchester line with through services to the North East and East Anglia. The nearest train stations to the estate are Padgate and Birchwood. Warrington town centre is located approximately 5.5 miles south west of the estate and provides a range of high street shops, retail outlets and eateries including the Golden Square Shopping Centre. Closer to Birch Court is the Birchwood Shopping Centre with Asda Superstore, Argos and McDonalds restaurant only 7 minutes drive away.



**Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY**

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