

Kingsland Grange Industrial Estate

23 Kingsland Grange,
Warrington, WA1 4RW

Detached Unit
Available to let | 38,991 sq ft

To be refurbished



Available Q4 2025

Detached Unit

38,991 sq ft



Detached unit on a self contained secure site



1 level access and 3 dock loading doors



Immediate access to J21 M6



Low site coverage of 28%



7.75m eaves height



Large car park for staff

The unit incorporates the following features:-

- Undergoing a comprehensive refurbishment.
- Detached unit on a self-contained secure site.
- Predominantly 7.75 metres to clear eaves height.
- High level lighting to production and warehouse areas.
- Steel portal frame construction with metal profile insulated cladding to elevations.
- Metal profile insulated cladding to main warehouse roof.
- Large car park, yard and circulation areas.
- Potential expansion opportunities.
- Offices, canteen, welfare, changing facilities.
- All mains services to include 3 phase electricity, gas, water and mains drainage.
- 1 level access and 3 dock loading doors.

Site plan & accommodation

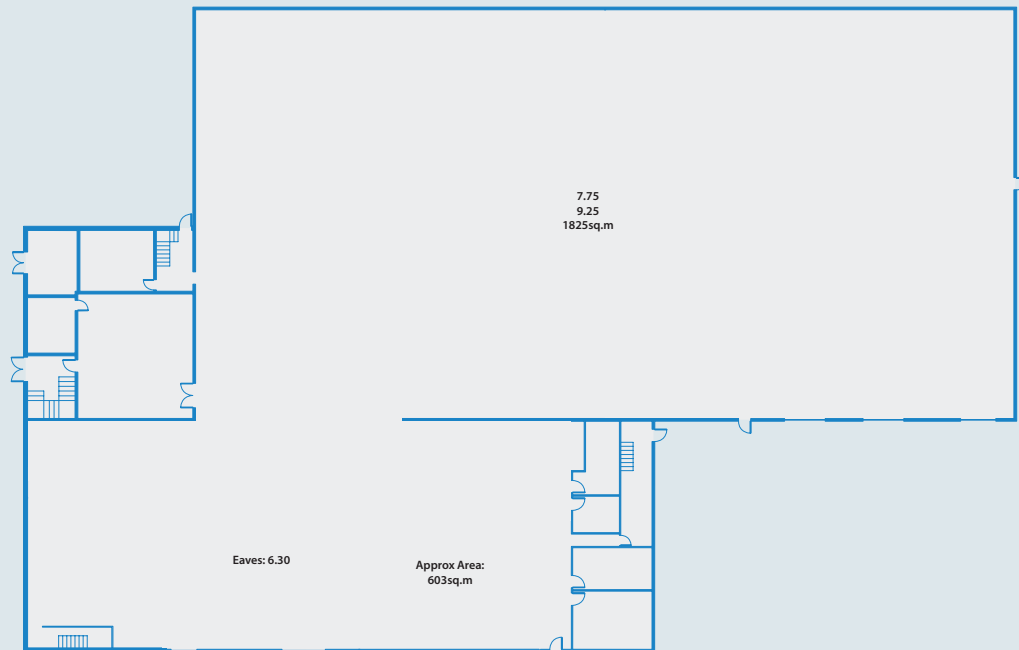
Unit	Area (sq ft)	Area (Sq m)
------	--------------	-------------

Unit 23	38,991	3,622
---------	--------	-------

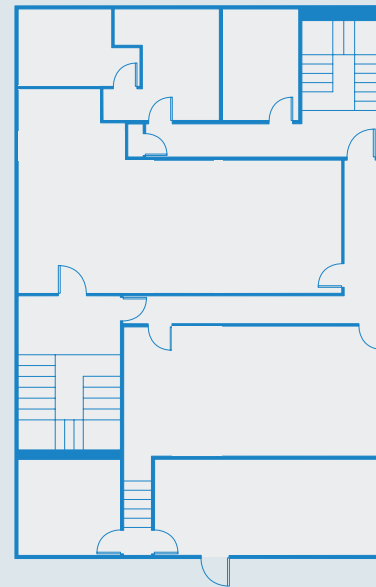
Total	38,991	3,622
--------------	---------------	--------------



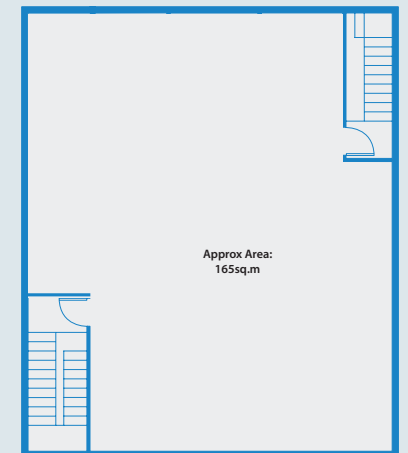
Ground Floor



First Floor



Second Floor





Location



The premises are located on Kingsland Grange Industrial Estate. Access to the M6 via Junction 21 is within 2 miles with alternative motorway access provided via Junction 11 of the M62.

Kingsland Grange is one of the main employment areas of Warrington and is home to a mix of manufacturing and warehouse operators.

Kingsland Grange Industrial Estate

23 Kingsland Grange, Warrington, WA1 4RW

Detached Unit

Available to let | 38,991 sq ft

[Book a viewing](#)

Mileway

David Michie
T 01925 358160
northwest@mileway.com



Jonathan Williams
T 07870 183 045
jonathan.williams@savills.com



Will Kenyon
T 07802 869 279
will@b8re.com

Further information:

EPC

EPC is available upon request.

Terms

The property is available by way of a new lease

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.