/INDURENT

Industrial

UNIT B4 | INDURENT TRIDENT BUSINESS PARK

Trident Industrial Estate, Warrington Road,
Warrington, WA3 6AX



UNIT B4 | 2,206 SQ FT

Industrial Unit

Unit B4 provides 2,206 sq ft of modern, flexible open plan workspace, offering businesses a professional and adaptable environment that can be configured to suit a range of operational requirements.
The unit benefits from LED lighting, excellent natural light and a secure business park setting, providing a bright, efficient and professional working environment for both employees and visiting customers. The flexible layout makes the space well suited to businesses looking for room to establish, expand or bring their team together under one roof.
Trident Business Park is ideally positioned in Birchwood, offering excellent access to the M6 and M62, including convenient connectivity to M62 Junction 11. Its strategic location provides strong links across the North West, with Manchester approximately 17 miles away, Liverpool easily accessible to the west and Birchwood around 2 miles away.
Combining high quality accommodation, excellent motorway connectivity, a secure setting and a convenient North West location, Unit B4 represents an excellent opportunity for businesses looking for their next workspace.

Lease Type	New



Unit Summary

- 24 Hour Access
- Fire Alarm System
- Flexible Space
- Secure Estate
- Car Parking
- WC Facilities

	Per Annum	Per Sq Ft
Rent	£28,600.00	£12.96
Rates	£8,100.00	£3.67
Maintenance Charge	£3,309.00	£1.50
Insurance	£441.20	£0.20
Total Cost	£40,450.20	£18.34

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U1D1300040

+44(0) 808 169 7554

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Location

Located immediately southeast of the M6 and M62, with direct access to M62 Junction 11, giving easy access to Manchester to the East and Liverpool to the West and the regional airports.

Road
M62: 2 miles

Airport
Manchester: 17 miles

Rail
Birchwood: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (38)

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Key Contact



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