/INDURENT



Industrial

UNIT 6 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP

UNIT 6 | 2,554 SQ FT

High quality refurbished unit situated on an established industrial estate in Warrington

Unit 6 offers 2,554.00 sq.ft of well proportioned space, ideal for a growing or established business seeking accommodation on a popular and well located industrial estate with strong transport connections across the North West.
The unit benefits from loading and pedestrian access, integral WC facilities and designated onsite parking. It is suitable for a variety of uses including storage, e commerce and light manufacturing.
Clarendon Court is a well occupied estate that is popular with SME businesses, currently home to a diverse range of occupiers creating a strong commercial environment.

Lease Type	New



Unit Summary

- Car Parking
- WC Facilities
- 3 Phase Power
- Premier Industrial Location
- 24 Hour Access
- Flexible Space

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£23,300.00	£9.12
Rates	£8,383.20	£3.28
Maintenance Charge	£8,500.00	£3.33
Insurance	£510.80	£0.20
Total Cost	£40,694.00	£15.93

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/UIP0101832

+44(0) 808 169 7554

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Location

Clarendon Court is located on the Winwick Quay Employment Area, providing easy access to the M62 (junction 9) just minutes from M6 and M56 interchanges.

Road
M62: 2 miles

Airport
Liverpool: 12 miles

Rail
Warrington Station: 3 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 (46)

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