/INDURENT



Industrial

UNIT 25 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP

UNIT 25 | 492 SQ FT

Industrial Unit

Our unit is ideal for a start-up company requiring a base on a busy industrial estate with strong transport connections across the North West.
The unit benefits from loading and pedestrian doors, integral WC facilities and designated onsite parking. It is suitable for a variety of different uses including storage, e-commerce and light manufacturing.
Clarendon Court is a popular industrial estate amongst SME businesses, and is currently home to a range of different enterprises including mobile caterers, dog groomers and home renovation providers.
Car trade uses will unfortunately not be accepted on this site.

Lease Type	New



Unit Summary

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

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£6,500.00	£13.21
Rates	£2,073.60	£4.21
Maintenance Charge	£1,700.00	£3.46
Insurance	£98.40	£0.20
Total Cost	£10,372.00	£21.08

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/UIP0101850

+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 (43)

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Key Contact



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