/INDURENT



Industrial

UNIT 30 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP

UNIT 30 | 845 SQ FT

Quality business units situated on an established industrial estate

Recently refurbished, this versatile unit is ideal for a variety of uses including storage, distribution, and light manufacturing. It offers generous parking provisions along with excellent loading and circulation space.
Clarendon Court is a highly sought-after industrial estate within the Winwick Quay Employment Area. The site comprises 45 premium workshops ranging from 500 to 2,500 sq ft, set within a well-maintained and landscaped environment.

Lease Type	New



Unit Summary

- Office Accommodation
- 24 Hour Access
- Circulation Space
- Premier Industrial Location
- Car Parking
- WC Facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£10,700.00	£12.66
Rates	£3,091.31	£3.66
Maintenance Charge	£2,800.00	£3.31
Insurance	£169.00	£0.20
Total Cost	£16,760.31	£19.83

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/UIP0101855

+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	C (75)

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