/INDURENT



Industrial

UNIT 41 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP

UNIT 41 | 1,022 SQ FT

Versatile industrial unit

Unit 41 Clarendon Court offers an excellent opportunity for a start up or growing business seeking secure, flexible workspace.
The unit benefits from a full refurbishment, creating a clean and modern working environment suitable for a range of industrial, storage and workshop uses. Located within a secure, gated estate with CCTV coverage and controlled access, occupiers can enjoy peace of mind in a well managed business setting.
Internally, the unit features modern LED lighting throughout and a newly installed fire alarm system. The property is served by a single phase electricity supply and does not have a gas connection, making it a practical and cost effective option for a variety of occupiers.
Key features:
- Secure gated site with CCTV
- Controlled access estate
- LED lighting throughout
- New fire alarm system
- Single phase electricity supply
- No gas connection
- Ideal for start up and expanding businesses

A well presented, secure unit offering flexible accommodation within the popular Clarendon Court Business Centre.



Lease Type	New

Unit Summary

- Car Parking
- 24 Hour Access
- Premier Industrial Location
- Flexible Space
- WC Facilities
- Fire Alarm System

View Virtual Tour

£

	Per Annum	Per Sq Ft
Rent	£10,800.00	£10.57
Rates	£3,824.83	£3.74
Maintenance Charge	£3,400.00	£3.33
Insurance	£204.40	£0.20
Total Cost	£18,229.23	£17.84

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/UIP0101866

+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 (42)

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enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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Key Contact



Gabriel Walker
Customer Engagement Manager

"Gabriel is a Customer Engagement Manager based in the North."

+44(0) 808 169 7554

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