/INDURENT



Industrial

UNIT 45 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP

UNIT 45 | 845 SQ FT

Industrial Unit

Unit 45 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

- 24 Hour Access
- Flexible Space
- Premier Industrial Location
- Turning Circle
- Car Parking
- Fire Alarm System

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£10,700.00	£12.66
Rates	£3,143.70	£3.72
Maintenance Charge	£2,800.00	£3.31
Insurance	£169.00	£0.20
Total Cost	£16,812.70	£19.90

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/UIP0101870

+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 (49)

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Key Contact



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