TO LET

12,818 sq ft Industrial / Warehouse Unit

Colliers

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Unit B2, Taylor Business Park, Warrington, WA3 6BL

- **Available Immediately**
- Refurbished.
- 2 Electronically operated loading doors.
- 2.5 miles from J11 M62.
- Dedicated yard.
- 24/7 manned security.
- High speed broadband.

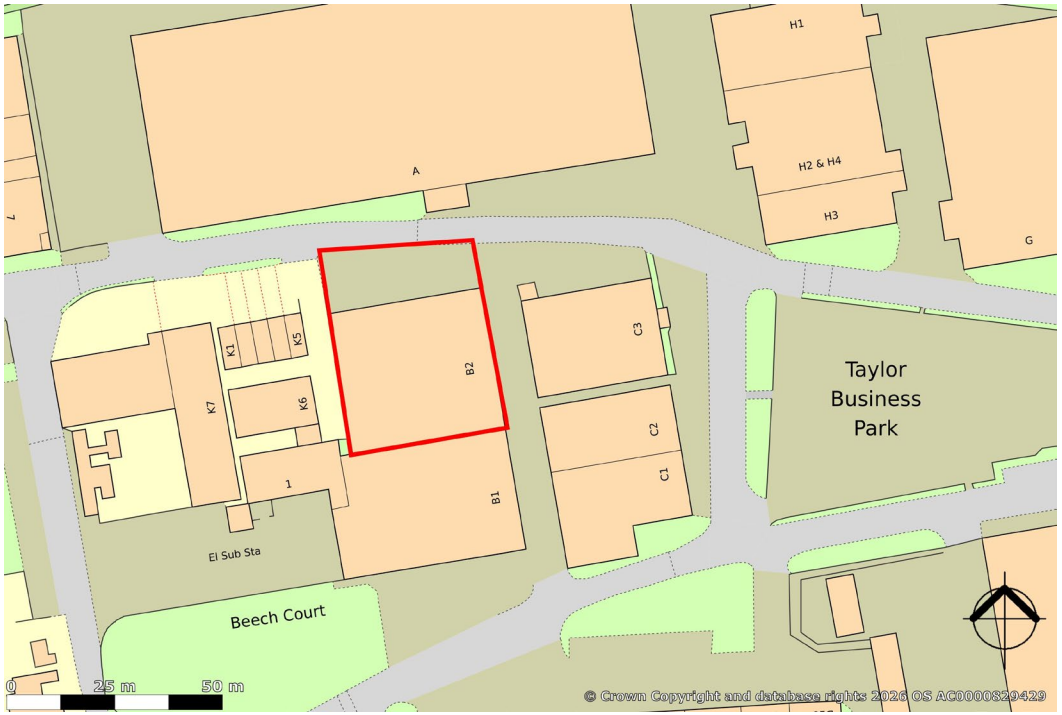


Contacts

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Location

Taylor Business Park benefits from a strategic location, being situated 2.5 miles from Junction 11 of the M62, connecting to the wider motorway network. Warrington Town Centre is located 6 miles to the North East. Culcheth is a short drive away providing access to local amenities and bus routes.



Description

Unit B2 comprises a refurbished semi-detached warehouse unit with ancillary accommodation and 2 level access loading doors. The unit also benefits from dedicated car parking. The wider estate also benefits from 24/7 manned security on site and a full-time landscaping team.

Terms

The property is available by way of sub lease or assignment with the current lease expiring 3rd January 2028 at a current rent of £94,000 per annum (£7.33 per sq ft). Alternatively, a new lease is available direct from the landlord.

EPC

An Energy Performance Rating will be available upon request.

Legal Costs

Each party is responsible for their own legal costs.

Viewing

By prior appointment.

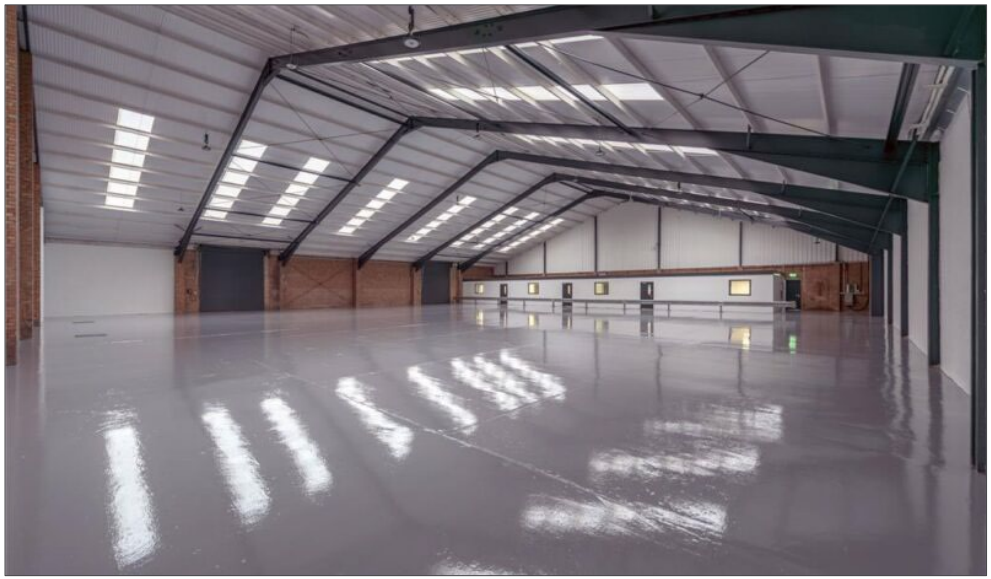
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Business

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