TAYLOR BUSINESS PARK

CULCHETH, WARRINGTON **WA3 6BL**

TO LET - REFURBISHED INDUSTRIAL UNITS, SIZES AVAILABLE: 350 - 6,379 SQ FT

- Excellent access to M6/M62
- 24/7 manned security
- High speed broadband



- Refurbished
- Level access roller doors
- LED lighting







LOCATION

Taylor Business Park is located just 6 miles north east of Warrington Town Centre in an unrivalled strategic location, 2.5 miles from Junction 11 of the M62 and within 4 miles of Junctions 21, 21A and 22 of the M6. Culcheth is a short drive away providing access to local amenities and bus routes.

SAT NAV
WA3 6BL



DESCRIPTION

Taylor Business Park offers a range of industrial, office, and hybrid units, varying in size from 350 sq. ft. to 57,000 sq. ft., all set within an attractive landscaped park.

All units have designated parking and a large central car park provides additional spaces for occupiers and visitors. The park benefits from CCTV, 24/7 manned security and entrance/exit barriers. Industrial units are of a steel portal frame construction with either full or part profile steel clad/part brick work elevations. Units generally have the benefit of roller shutter doors, concrete floors, and LED lighting.

- **Dedicated concrete yard area**
- **Refurbished**
- **Refurbished offices**
- **LED lighting**
- **Level access loading doors**
- **Car parking with overspill**

Taylor Business Park has a dedicated fibre line enabling the tenants to benefit from high speed connectivity. The site has a full time landscaping team, manned 24/7 security and CCTV.

- **24/7 manned security**
- **full time landscaping team**
- **High speed broadband**
- **CCTV**













SITE PLAN


ENTRANCE
EXIT
BEECH COURT
K6
K
WHITEFIELD COURT
B
A
C
D
H
CAR PARK
E
G
F
GREENWOOD COURT
HGV PARKING AREA
CEDAR COURT
PROSPECT HOUSE
CEDAR 4



SERVICE CHARGE

The occupiers will be required to contribute by way of a service charge to the up keep and maintenance of the common areas and security services of Taylor Business Park, together with any internal communal parts where applicable.

VAT

Prices / rents where quoted are exclusive of but may be liable to VAT.

TERMS

Units available on terms to be agreed.

BUSINESS RATES

The payment of business rates will be the responsibility of the occupier.



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. October 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk

FURTHER INFORMATION

To arrange a viewing or for further details please call:

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