

Industrial

UNIT 11A | INDURENT TRIDENT BUSINESS PARK

Trident Industrial Estate, Warrington Road,
Warrington, WA3 6AX

UNIT 11A | 5,760 SQ FT

Industrial with office

Unit 11A, Trident Business Park – 5,760 sq ft of High-Quality Industrial Space
Unit 11A offers 5,760 sq ft of refurbished industrial accommodation within a secure and well-maintained estate. The unit benefits from LED lighting, WC facilities, and generous car parking provision, creating a practical and efficient environment for a wide range of occupiers.

Located at Trident Business Park, the estate sits immediately southeast of the M6 and M62, with direct access to Junction 11 of the M62. This strategic position provides excellent connectivity to Manchester (17 miles), Liverpool, and Birchwood (2 miles), making it an ideal base for businesses requiring fast access to major cities and regional transport hubs.

Lease Type

New



Unit Summary

- ☒ Car Parking
- ☒ Premier Industrial Location
- ☒ CCTV
- ☒ 24 Hour Access
- ☒ 3 Phase Power
- ☒ Flexible Space



Occupational Costs

	Per Annum	Per Sq Ft
Rent	£34,400.00	£5.97
Rates	£11,477.00	£1.99
Maintenance Charge	£8,640.00	£1.50
Insurance	£1,152.00	£0.20
Total Cost	£55,669.00	£9.66

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.



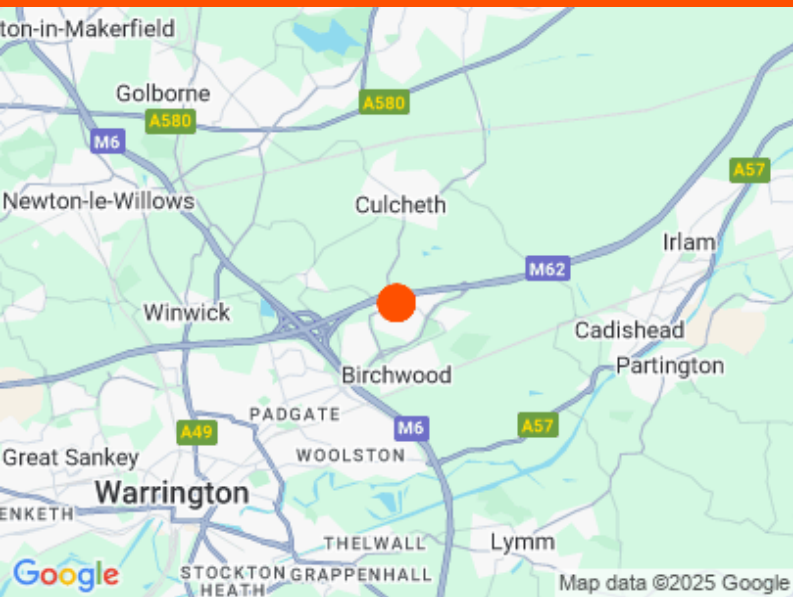
For more info please visit: unit.info/U1D1300009

+44(0) 808 169 7554

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Location

Located immediately southeast of the M6 and M62, with direct access to M62 Junction 11, giving easy access to Manchester to the East and Liverpool to the West and the regional airports.



Road
M62: 2 miles



Airport
Manchester: 17 miles



Rail
Birchwood: 2 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	D (82)

Key Contact



Laura McWhirter

Asset Manager

"Laura is an Asset Manager based in the North."



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