

Industrial

UNIT 11AA | INDURENT TRIDENT BUSINESS PARK

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

UNIT 11AA | 3,840 SQ FT

Industrial with office

Unit 11AA provides 3,840 sq ft of high-quality, refurbished industrial space within a secure and professionally managed estate. The unit includes LED lighting, WC facilities, and ample car parking, offering a practical and efficient workspace for a variety of business needs. Situated on Trident Business Park, the estate benefits from immediate access to the M62 at Junction 11 and is positioned just southeast of the M6 and M62 interchange. This prime location offers excellent connectivity to Manchester (17 miles), Liverpool, and Birchwood (2 miles), making it ideal for businesses seeking strong regional and national transport links.

Lease Type

New



✓ Unit Summary

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

£ Occupational Costs

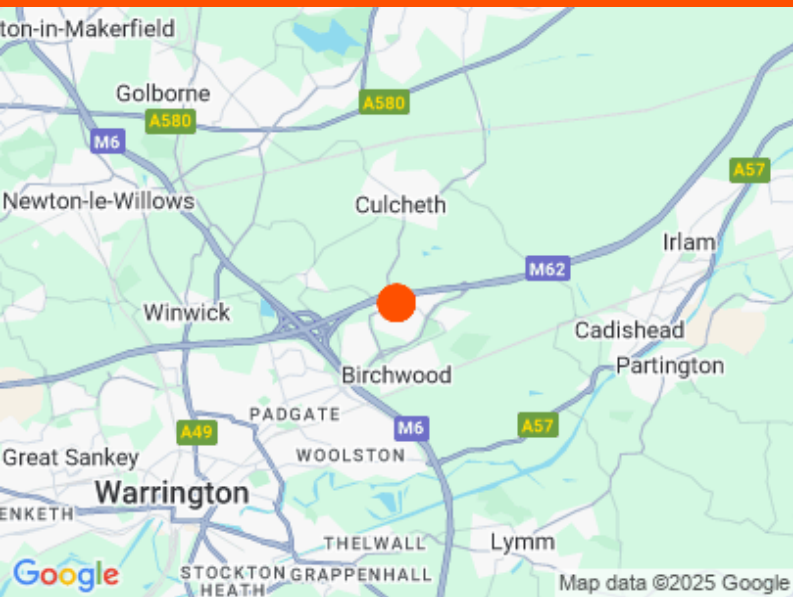
	Per Annum	Per Sq Ft
Rent	£23,000.00	£5.99
Rates	£8,483.00	£2.21
Maintenance Charge	£5,760.00	£1.50
Insurance	£768.00	£0.20
Total Cost	£38,011.00	£9.90

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.

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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 (90)

Key Contact



Gabriel Walker
Customer Engagement Manager

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



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