

UNIT 17 489 SQ FT

Industrial with office

Located within the well-established Clarendon Court industrial estate at Winwick Quay, Unit 17 offers 489 sq ft of versatile space suitable for a range of uses including storage, distribution, light manufacturing, and leisure.

Clarendon Court comprises 45 units ranging from 500 to 2,500 sq ft, all set within a secure, gated, and well-maintained environment. Tenants benefit from ample parking, efficient loading and circulation areas, and a collaborative working atmosphere.

The estate is ideally positioned just 3 miles from Warrington town centre and 7 miles from Liverpool City Centre. With Junction 9 of the M62 only 2 miles away, Clarendon Court provides excellent connectivity to regional and national transport networks.

Lease Type

New



Unit Summary

- Flexible Space
- Premier Industrial Location
- 24 Hour Access
- Car Parking
- WC facilities

Occupational Costs

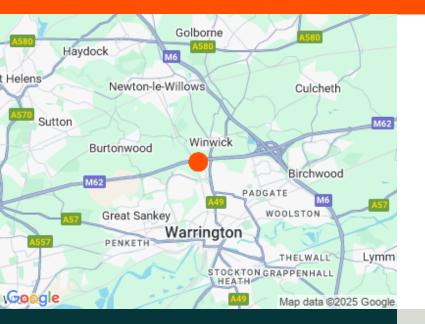
	Per Annum	Per Sq Ft
Rent	£6,400.00	£13.09
Rates	£2,278.50	£4.66
Maintenance Charge	£1,700.00	£3.48
Insurance	£97.80	£0.20
Total Cost	£10,476.30	£21.42

ms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office ncy (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or ial Small Business Rates Relief. To find out if you qualify please https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.



UNIT 17 | CLARENDON COURT

Winwick Quay Warrington WA2 8QP



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



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	C (56)	



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