

Industrial

# UNIT 17 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP

## 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
- Turning Circle
- 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

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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

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



Rail  
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)

### Key Contact



**Gabriel Walker**  
Customer Engagement Manager

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



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