

UNIT 3 | 856 SQ FT

Industrial Unit

This flexible space is suitable for a wide range of uses, including storage and distribution, and light manufacturing. The unit benefits from ample parking and good loading and circulation space.

Clarendon Court is a very popular industrial estate located within the Winwick Quay Employment Area, comprising 45 high quality workshops, ranging from between 500 sq ft – 2,500 sq ft within an attractive, well landscaped environment.

Lease Type

New



Unit Summary

- Turning Circle
- 24 Hour Access
- Roller Shutter Door
- Circulation Space
- Car Parking
- WC Facilities

Cocupational Costs

	Per Annum	Per Sq Ft
Rent	£10,800.00	£12.62
Rates	£2,989.00	£3.49
Maintenance Charge	£2,900.00	£3.39
Insurance	£171.20	£0.20
Total Cost	£16,860.20	£19.70

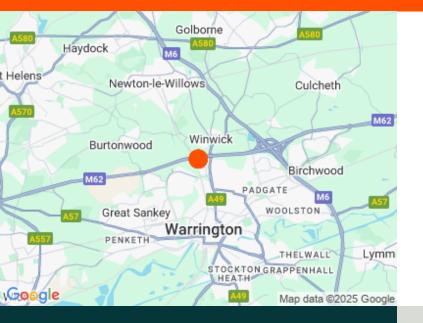
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.ukl. Units with a Rateable Value of less than £15.000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.



UNIT 3 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QF



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



Hall 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	B (50)	



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