



Industrial

# UNIT 3 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP

## 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

### Occupational 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.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.

→ For more info please visit: [unit.info/UIP0101829](http://unit.info/UIP0101829)

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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	B (50)

### Key Contact



**Gabriel Walker**  
Customer Engagement Manager

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



+44(0) 808 169 7554



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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