

Industrial

UNIT 36 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP

UNIT 36 | 740 SQ FT

Industrial Unit with office

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

- ☒ 24 Hour Access
- ☒ Roller Shutter Door
- ☒ Circulation Space
- ☒ Flexible Space
- ☒ Car Parking
- ☒ WC Facilities

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£9,300.00	£12.57
Rates	£2,597.00	£3.51
Maintenance Charge	£2,500.00	£3.38
Insurance	£148.00	£0.20
Total Cost	£14,545.00	£19.66

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

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 (39)

Key Contact



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Customer Engagement Manager

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



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