

Industrial

UNIT E4 | INDURENT TRIDENT BUSINESS PARK

Trident Industrial Estate, Warrington Road,
Warrington, WA3 6AX

UNIT E4 | 3,971 SQ FT

Industrial Unit with office

Unit E4 at Trident Business Park offers high-quality, refurbished industrial space. The unit features LED lighting, WC facilities, and ample car parking, providing a convenient and secure environment for businesses. This secure estate offers a modern industrial setting with excellent transport links.

Trident Business Park is located immediately southeast of the M6 and M62, with direct access to M62 Junction 11. The park offers easy access to Manchester (17 miles), Liverpool (west), and Birchwood (2 miles), making it an ideal location for businesses requiring connectivity to major cities and regional airports.

Lease Type

New



✓ Unit Summary

- CCTV
- Premier Industrial Location
- 3 Phase Power
- 24 Hour Access
- Car Parking
- WC Facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£42,600.00	£10.73
Rates	£12,475.00	£3.14
Maintenance Charge	£5,956.50	£1.50
Insurance	£794.20	£0.20
Total Cost	£61,825.70	£15.57

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.

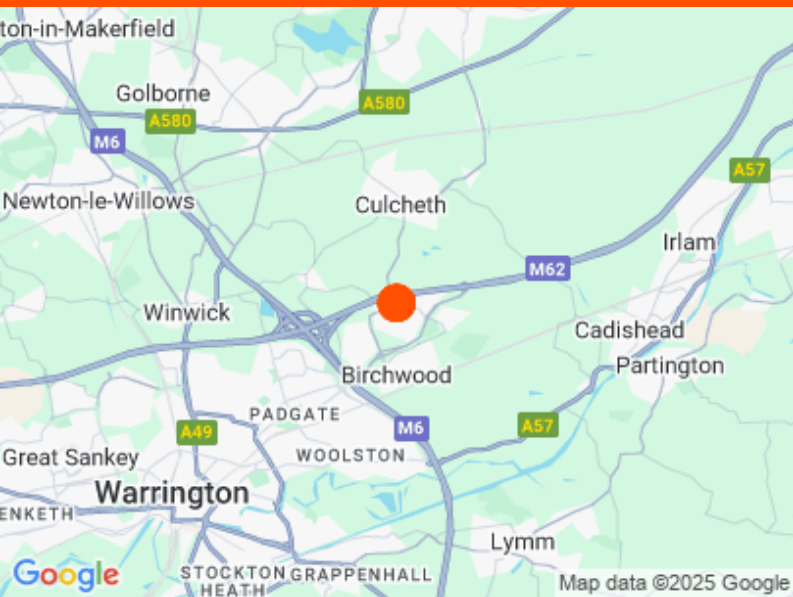
➔ For more info please visit: unit.info/U1D1300023

+44(0) 808 169 7554

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Location

Located immediately southeast of the M6 and M62, with direct access to M62 Junction 11, giving easy access to Manchester to the East and Liverpool to the West and the regional airports.



Road
M62: 2 miles



Airport
Manchester: 17 miles



Rail
Birchwood: 2 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 (26)

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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