

TAYLOR BUSINESS PARK

CULCHETH, WARRINGTON WA3 6BL

TO LET INDUSTRIAL UNIT UNIT C1: 6,379 SQ FT

- Excellent access to M6/M62
- 24/7 manned security
- High speed broadband



Level access
roller doors



LED lighting





SAT NAV
WA3 6BL

LOCATION

Taylor Business Park is located just 6 miles north east of Warrington Town Centre in an unrivalled strategic location, 2.5 miles from Junction 11 of the M62 and within 4 miles of Junctions 21, 21A and 22 of the M6. Culcheth is a short drive away providing access to local amenities and bus routes.



**AN UNRIVALLED STRATEGIC LOCATION:
2.5 MILES FROM J11 OF THE M62 AND 6 MILES FROM WARRINGTON**

DESCRIPTION

Taylor Business Park offers a range of industrial, office and hybrid units, varying in size from 350sqft to 57,000 sq ft, all set within an attractive landscaped park.

All units have designated parking and a large central car park provides additional spaces for occupiers and visitors. The park benefits from CCTV, 24/7 manned security and entrance/exit barriers. Industrial units are of a steel portal frame construction with either full or part profile steel clad/ part brick work elevations. Units generally have the benefit of roller shutter doors, concrete floors and either sodium or fluorescent strip lighting.

UNIT C1

Unit C1 is an open plan industrial unit measuring 6,379 sq ft (593 sq m). The property benefits from two-storey office accommodation and welfare facilities. There are two roller shutter doors and dedicated parking to the front with additional parking available in the estate overflow carpark.

Taylor Business Park has a dedicated fibre line enabling the tenants to benefit from high speed connectivity. The site has a full time landscaping team, manned 24/7 security and CCTV.

The unit will benefit from:



Dedicated concrete yard area



LED lighting



Level access loading doors



Car parking with overspill



24/7 manned security



Full time landscaping team



High speed broadband



CCTV



SERVICE CHARGE

The occupiers will be required to contribute by way of a service charge to the up keep and maintenance of the common areas and security services of Taylor Business Park, together with any internal communal parts where applicable.

EPCS

Energy Performance Certificates for the available units are available on request.

TERMS

Units available on terms to be agreed.

BUSINESS RATES

The payment of business rates will be the responsibility of the occupier.

VAT

Prices / rents where quoted are exclusive of but may be liable to VAT.



FURTHER INFORMATION

To arrange a viewing or for further details please call:

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