TAYLOR BUSINESS PARK

CULCHETH, WARRINGTON WA3 6BL

TO LET - REFURBISHED INDUSTRIAL UNITS

D1: 2,601 SQ FT

D2: 2,574 SQ FT

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

Fully refurbished

New insulated roof with guarantees

Level access roller doors

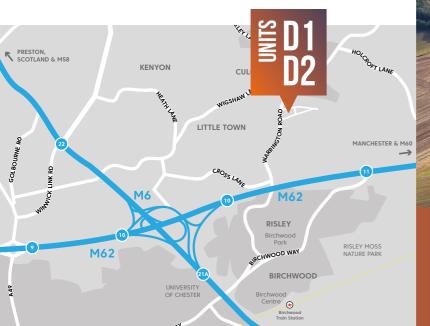
LED lighting





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.







DESCRIPTION

Units D1 & D2 comprise adjoining warehouse units with dedicated ground floor office accommodation & amenities and benefits from dedicated car parking to the front a level access loading door to each unit.



New insulated roof with guarantees



Fully refurbished throughout



Dedicated concrete yard area



LED lighting



Fully refurbished ground floor offices



Car parking with overspill



Level access loading doors

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.



24/7 manned security



full time landscaping team



High speed broadband



CCTV

ACCOMMODATION

The units extends to the following floor areas:

ТҮРЕ	Sq ft	Sq m
Unit D1	2,601	242
Unit D2	2,574	239

The units could also be taken combined.











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.

VAT

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

TERMS

Units available on terms to be agreed.

BUSINESS RATES

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



FURTHER INFORMATION

To arrange a viewing or for further details please call:

LANDLORD

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