

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.



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

**FULLY REFURBISHED
& AVAILABLE FOR
IMMEDIATE OCCUPATION.**



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:

TYPE	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

Adam Morgan
07876 881 465
adammorgan@ribston.com

LETTING AGENTS

Anthony Mellor
07794 757 939
anthony@b8re.com

Will Kenyon
07802 869 279
will@b8re.com

RIBSTON
01937 290 089



WWW.TAYLORBUSINESSPARK.COM