TO LET

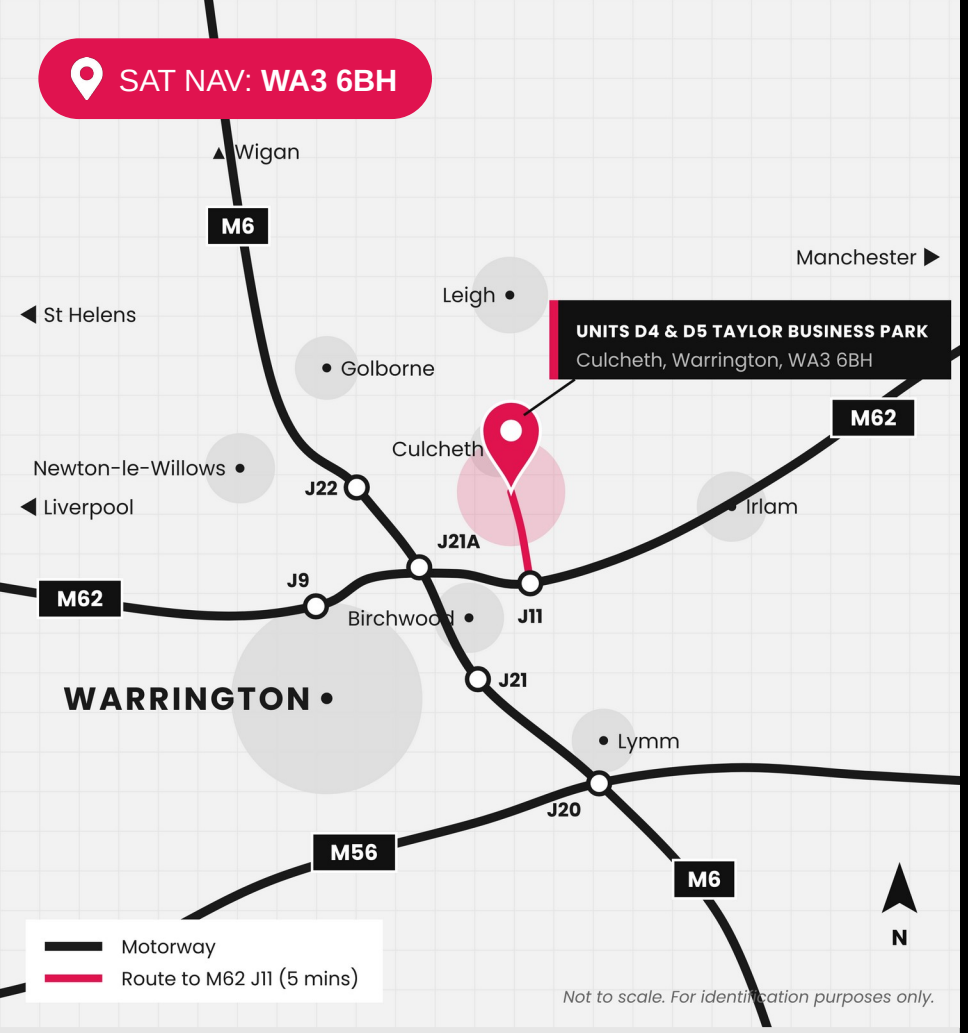
UNITS D4 & D5, TAYLOR BUSINESS PARK, CULCHETH, WARRINGTON, WA3 6BH

B8
0161 375 6000
www.b8re.com



- STEEL PORTAL FRAME
- LEVEL ACCESS ROLLER SHUTTER
- SHARED YARD AREA
- EXCELLENT ACCESS M6 / M62

1,100 – 1,351 sq ft (102.19 – 125.51 sq m)



M62 J11
2.5 miles from the park

M6 J21, 21A & 22
All within 4 miles

WARRINGTON
6 miles to the town centre

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

The properties comprise two terraced industrial / warehouse units located on the established Taylor Business Park. The units are of steel portal frame construction, with Unit D4 providing 1,100 sq ft and Unit D5 providing 1,351 sq ft. Each unit benefits from one level access roller shutter door to the rear.

Internally, the units benefit from two storey office accommodation and W/C facilities, with a shared yard area externally.

ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Unit D4	1,100	102.19
Unit D5	1,351	125.51
TOTAL	**2,451**	**227.71**

1,100 – 1,351

SQ FT PER UNIT

SPECIFICATION

- Terraced industrial units
- Steel portal frame
- Level access roller shutter
- Shared yard area
- Two storey offices
- W/C facilities







TERMS

A new Full Repairing and Insuring lease will be issued

TENURE

Leasehold

EPC

Available on request

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

Sam Paddon
sam@b8re.com
07376 591823

Anthony Mellor
anthony@b8re.com
07794 757939

B8
0161 375 6000
www.b8re.com

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