TO LET

UNIT D10, TAYLOR BUSINESS PARK, CULCHETH, WARRINGTON, WA3 6BH

B8

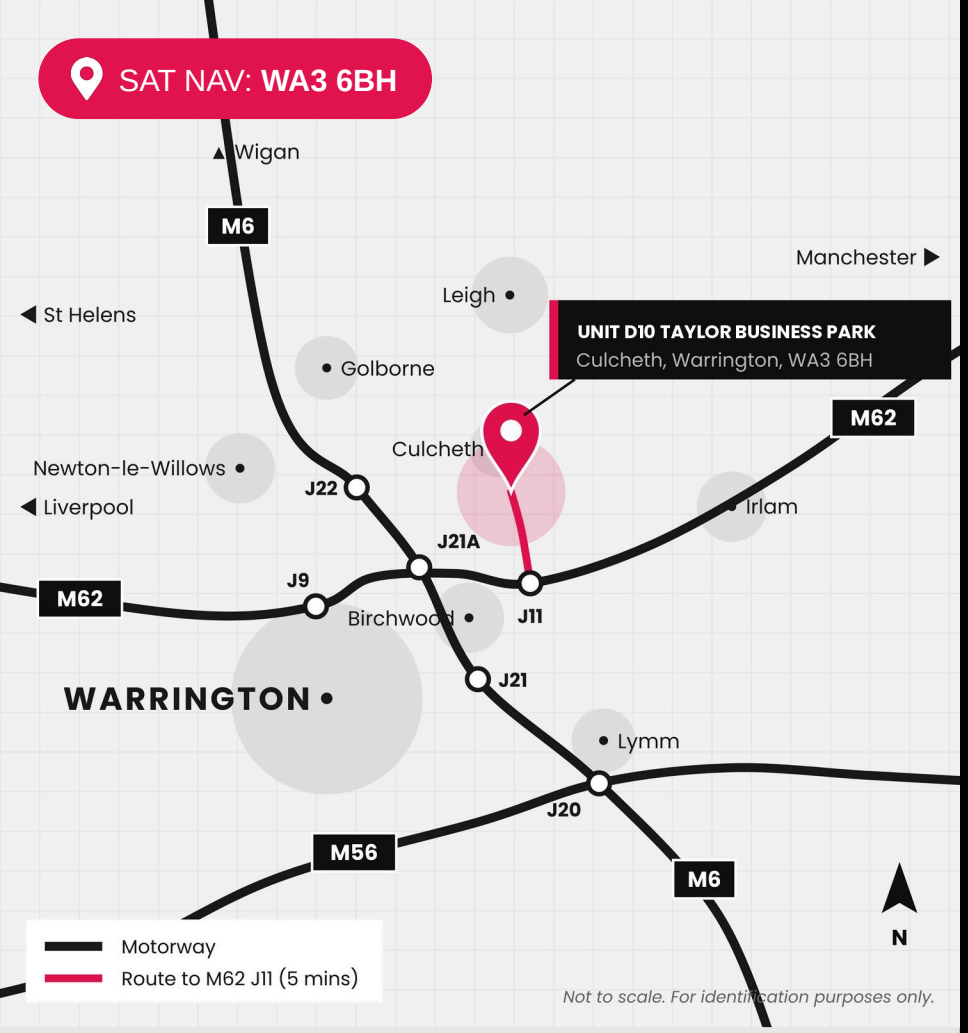
0161 375 6000

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

2,768 sq ft (257.16 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 property comprises an end terrace industrial / warehouse unit located on the established Taylor Business Park. The unit is of steel portal frame construction with brick elevations and provides 2,768 sq ft. The unit benefits from a level access roller shutter door to the front.

Internally, the unit provides two storey office accommodation and W/C facilities, with car parking to the front and a shared yard area externally.

ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Unit D10	2,768	257.16
TOTAL	**2,768**	**257.16**

2,768
SQ FT

SPECIFICATION

- End terrace industrial unit
- 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:

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