

Unit K6, Taylor Business Park,  
Warrington, WA3 6BL

**B8**  
01925 320 520  
www.b8re.com

TO LET

2,500 sq ft (232.26 sq m)



INDUSTRIAL WAREHOUSE / OFFICE UNIT

## 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.

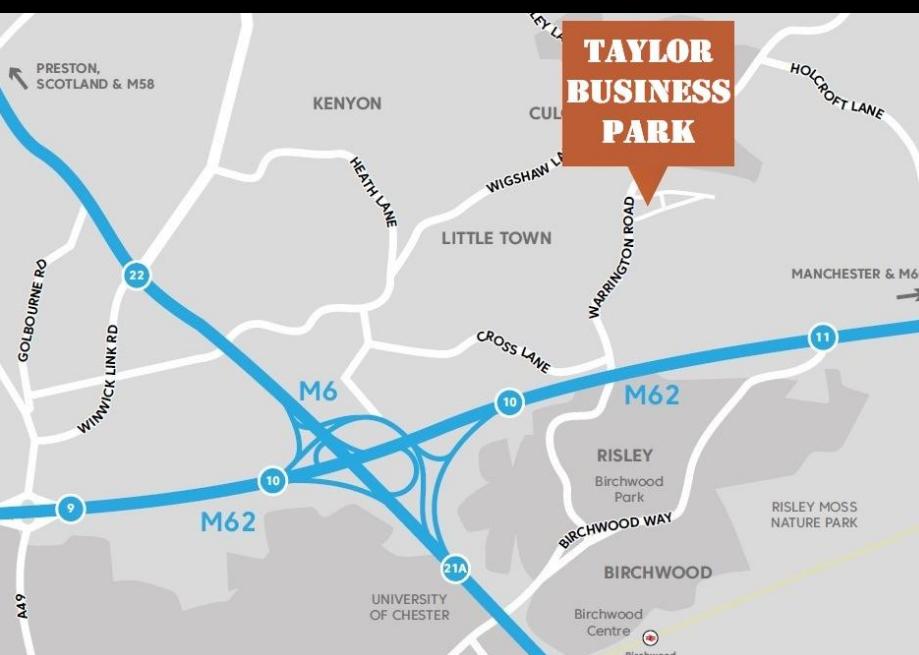
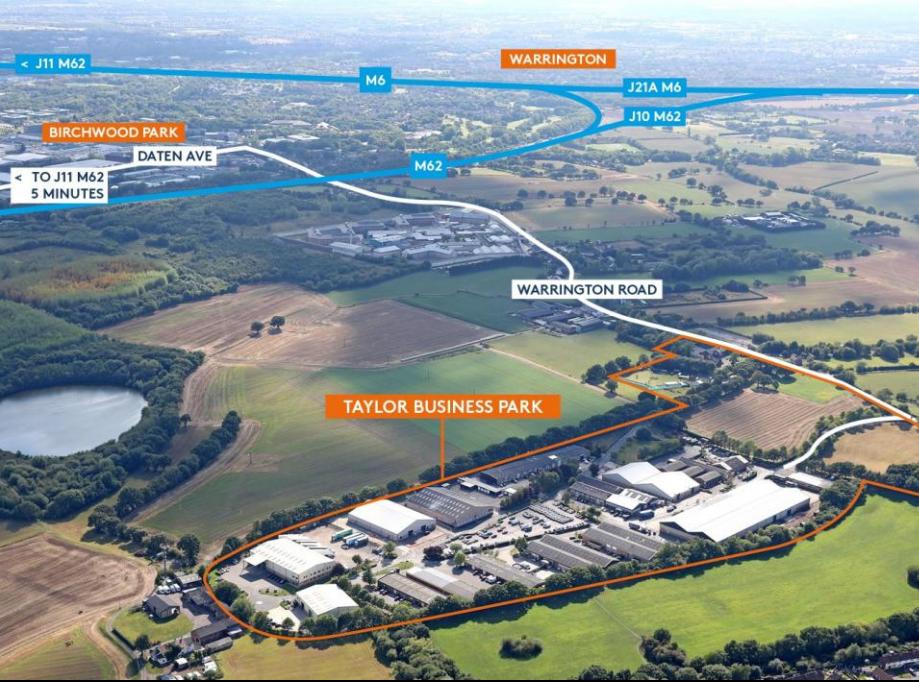
Warrington Central and Warrington Bank Quay train stations are just 6 miles away.

## DESCRIPTION

This estate sits within a well-established business park which offers great opportunities for businesses to thrive. Unit K6 includes high office content and warehouse space, and is to be refurbished to a high specification.

- 24-hour security on site & CCTV
- Electric level access loading door
- Dedicated car parking spaces to the front
- LED lighting
- WC facilities
- Full time landscaping team





## TERMS

Available by way of a new Full Repairing and Insuring Lease. Rental price on application.

## EPC

Available upon request.

## SERVICE CHARGE

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

## 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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