

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)

TO BE REFURBISHED



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.

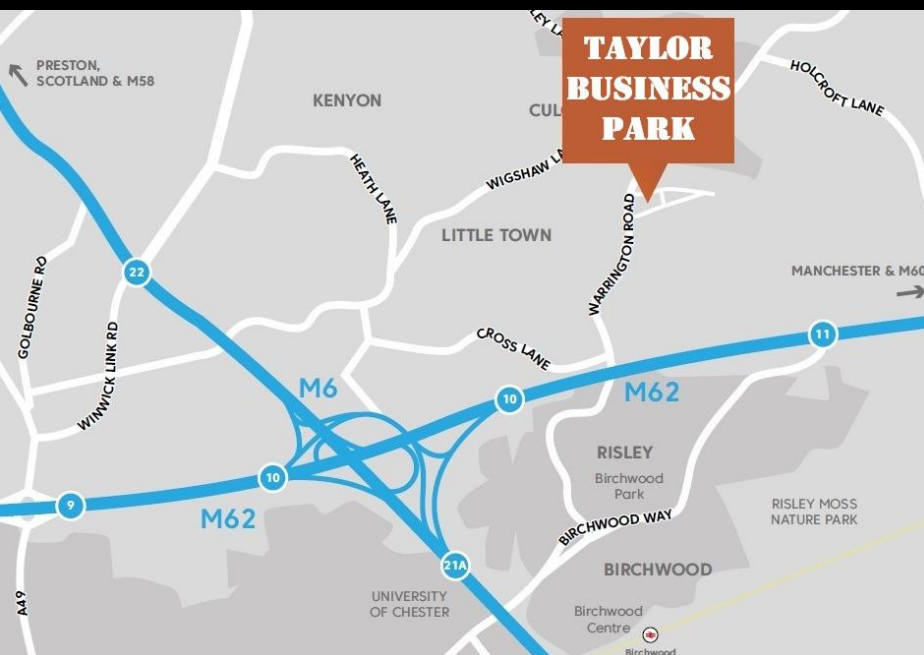
Warrington Central and Warrington Bank Quay train stations are just 6 miles away.

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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