

**Unit 3 Whitefield Court
Taylor Business Park
WA3 6BL**



TO LET

RECENTLY REFURBISHED



INDUSTRIAL / WAREHOUSING UNIT 1,000 SQ FT (92.9 SQM)

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. Culceth is a short drive away providing access to local amenities and bus routes.

DESCRIPTION

Units 1 and 2 benefit from adjoining warehouse units, which include the following specifications:

- Fully refurbished throughout
- 24-hour security on site
- Electric loading door
- Car parking spaces at the front of the unit
- High speed broadband
- CCTV
- LED lighting
- W/C facilities

PRICE

Available upon request

TENURE

Available on a leasehold basis.

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 please contact:-

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