

Unit 1 & 2 Whitefield Court, Taylor Business Park,  
Warrington, WA3 6BL

**B8**  
01925 320 520  
[www.b8re.com](http://www.b8re.com)

**TO LET**

1,000 – 2,000 sq ft (92.9 - 185.8 sq m)



**RECENTLY REFURBISHED INDUSTRIAL / WAREHOUSE 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.

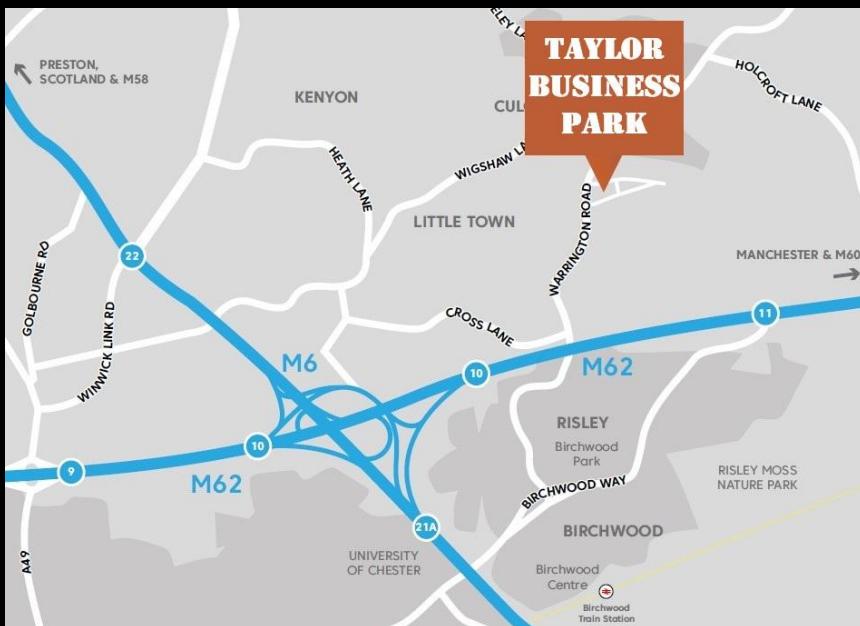
Culcheth is a short drive away providing access to local amenities and bus routes.

## DESCRIPTION

Units 1 and 2 are adjoining warehouse units, benefitting from the following specifications:

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





## PRICE

Available upon request. Terms to be agreed.

## 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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