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





## **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.

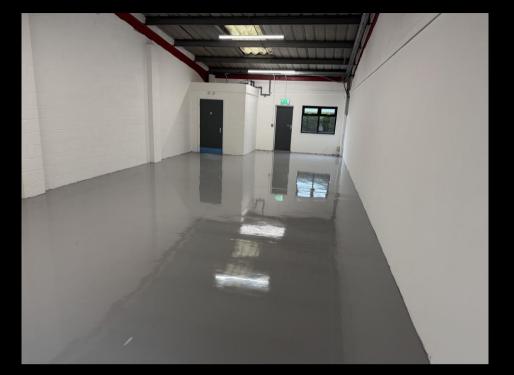
### **DESCRIPTION**

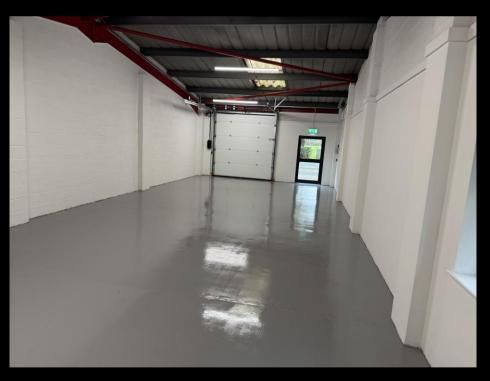
Units 1 and 2 benefit from adjoining warehouse units, which include the following specifications:

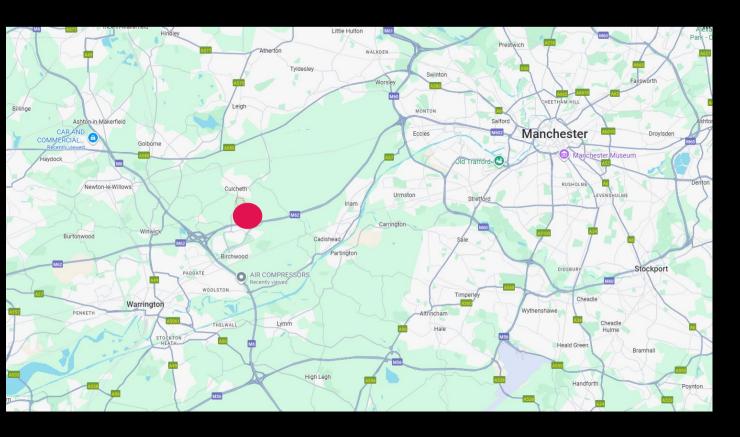
- > Fully refurbished throughout
- ➤ 24-hour security on site
- ➤ Electric loading door
- > Car parking spaces at the front of the unit
- ➤ LED lighting
- ➤ W/C facilities

## **SERVICE CHARGE**

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







#### **RENTAL**

Available upon 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 please contact:-

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