

TO LET

**Units 2-3 Greenwood Court, Taylor Business Park,
Warrington, WA3 6BL**

B8

01925 320 520

www.b8re.com

1,503 sq ft (139.35 sq m)



INDUSTRIAL WAREHOUSE UNIT WITH ANCILLARY OFFICE

LOCATION

Taylor Business Park is located 6 miles north east of Warrington Town Centre, with Junction 11 of the M62 just 2.5 miles away and Junctions 21, 21A and 22 of the M6 within 4 miles, providing excellent access to the wider national motorway network. Salford Port is 10 miles away and Liverpool Port 24 miles distant.

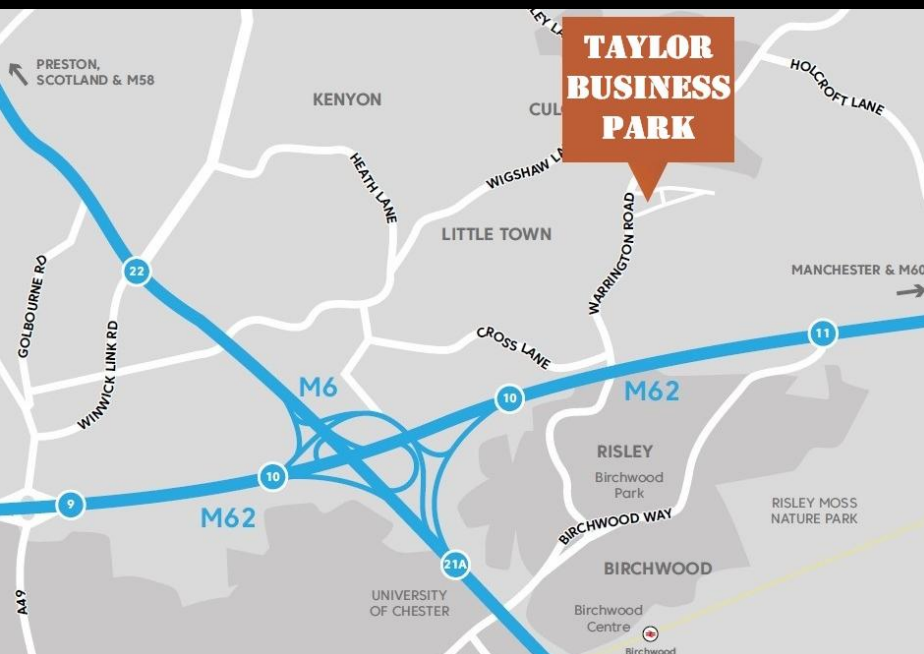
The nearby village of Culcheth provides local amenities, with Warrington Central and Warrington Bank Quay train stations both within 6 miles.

DESCRIPTION

This estate sits within a well-established business park which offers great opportunities for businesses to thrive. Units 2-3 are to be refurbished to a high specification.

- 24-hour security on site
- Electric level access loading door
- Car parking spaces to the front
- High speed broadband
- CCTV
- LED lighting
- WC facilities
- Full time landscaping team





TERMS

New Full Repairing and Insuring Lease.

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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