

to let

Industrial Unit with Ancillary Offices

718.4 m² (7,730 ft²)



Unit C3

Taylor Business Park

Risley

WA3 6BL

- Established Industrial Estate
- High Speed Broadband
- 24/7 Manned Security On-Site

MORGANWILLIAMS.com

01925 414909

Location

Taylor Business Park is in an excellent location for access to the motorway network, situated just 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 very short drive away, providing access to all local amenities.

Taylor Business Park is 6 miles north east of Warrington Town Centre.

Description

Set within a landscaped park and benefitting from 24/7 manned security, CCTV and exit/entrance barriers, Taylor Business Park offers a range of office, industrial and hybrid units from 350 ft² to 57,000 ft².

Designated parking is available for all units and there is a central car park for use by occupiers and visitors.

Taylor Business park benefits from a dedicated fibre line which Tenants can connect to.

Unit C3 comprises a detached unit with office space and amenities and parking to the front and side of the unit.

Accommodation

Gross Internal Area

Total	718.4 m ²	7,730 ft ²
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Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £29,250
Payable 2020/21: £14,595.75

Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease for a negotiable term.

The insurance contribution for this unit is currently £1,225 per annum.

Rental & Service Charge

Price On Application.

VAT

The prices quoted are exclusive buy may be liable to VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is

SUBJECT TO CONTRACT
EPC Available Upon Request

E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.