

to let

Office

92.1 m² (991 ft²)



12 Greenwood Court
Taylor Business Park
Risley
Warrington
WA3 6DD

- Excellent Access to M6/M62
- 24/7 Manned Security
- High Speed Broadband

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 benefiting from 24/7 manned security, CCTV and exit/entrance barriers, the office is a mid-terrace single storey property with parking to the front of the building for 2-3 cars and unlimited parking spaces on the main car park.

The offices are of modern construction standards; CAT 2 lighting, double glazing and air conditioning and heating. CAT 6 cabling has already been fitted throughout.

The office comprises of a canteen area, WC and a meeting room.

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

Accommodation

Net Internal Area

Total	92.9 m ²	1,000 ft ²
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Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £8,100
Non-Small Business Payable 2020/21: £4,041.90.
Small Business Payable: Zero.

We understand that Small Business Rate relief will be reviewed on the 1st April 2022 and the current situation may be subject to change.

Rental & Lease Terms

Available by way of a new lease on a tenants full repairing and insuring basis at a rental of £14,370 per annum. plus VAT.

The Buildings Insurance contribution is £177 per annum plus VAT.

Service Charge

Occupiers will be required to contribute by way of a service charge, to the upkeep and maintenance of the common areas and security services of the business park, as well any internal communal parts where applicable.

The cost of the service charge is £1,410 per annum plus VAT.

VAT

We are advised that VAT is applicable to this property.

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

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band D



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.