

to let

Industrial Unit with Ancillary Offices

594.6 m² (6,400 ft²)



Unit C1

Taylor Business Park

Risley

WA3 6BL

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

MORGANWILLIAMS [.com](https://www.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 C1 comprises an semi detached workshop / storage unit with two storey office to the front corner and and parking to the front of the unit.

Accommodation

Gross Internal Area

Total	594.6 m ²	6,400 ft ²
-------	----------------------	-----------------------

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £25,250.
Payable 2022/23: £12,599.75.

Lease Terms

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

The insurance contribution for this unit was £959 per annum for 2022.

Rental & Service Charge

£42,000 per annum.

There is a Service Charge payable in lieu of communal maintenance, upkeep and security services at Taylor Business Park. The Service Charge is currently £8,241 per annum (reviewed annually).

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 Rating - C



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.