

to let

Storage Unit

32.5 m<sup>2</sup> (350 ft<sup>2</sup>)



Unit K5  
Taylor Business Park  
Risley  
Warrington  
WA3 6BL

- 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 unit is a mid-terrace single storey property with parking to the front of the building and a further central overflow car park providing additional spaces if required.

The units are of modern construction standards.

The unit comprises a small storage / lock up unit.

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

## Accommodation

Gross Internal Area

Total	32.5 m <sup>2</sup>	350 ft <sup>2</sup>
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## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £4,200

Non-Small Business Payable 2023/24: £2,095.80

We understand that the unit will qualify for Small Business Rate Relief meaning the Rates Payable will be £Nil for eligible parties. Interested parties should make enquiries with the local authority to confirm their eligibility and level of discount available.

## Rental & Lease Terms

Available by way of a new lease on a tenants full repairing and insuring basis at a rental of £6,000 per annum (£500 per month) 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.

## 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](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Score Band TBC**

### E&OE

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