

Industrial

UNIT 8 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP

UNIT 8 | 1,612 SQ FT

Quality business unit situated on an established industrial estate in Warrington

This unit is ideal for a business requiring a base on a busy industrial estate with strong transport connections across the North West.

The unit benefits from loading and pedestrian doors, integral WC facilities and designated onsite parking. It is suitable for a variety of different uses including storage, e-commerce and light manufacturing.

Clarendon Court is a popular industrial estate amongst SME businesses, and is currently home to a range of different enterprises including mobile caterers, dog groomers and home renovation providers.

Car trade uses will unfortunately not be accepted on this site.

Lease Type

New



✓ Unit Summary

- Car Parking
- WC Facilities
- Premier Industrial Location
- Well Maintained Estate
- Starter Unit
- Close to Transport

View Floor Plans

View Virtual Tour

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£17,200.00	£10.67
Rates	£5,757.50	£3.57
Maintenance Charge	£5,400.00	£3.35
Insurance	£322.40	£0.20
Total Cost	£28,679.90	£17.79

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0101834

+44(0) 808 169 7554

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Location

Clarendon Court is located on the Winwick Quay Employment Area, providing easy access to the M62 (junction 9) just minutes from M6 and M56 interchanges.



Road
M62: 2 miles



Airport
Liverpool: 12 miles



Rail
M62: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (69)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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Key Contact



Hannah Webster

Customer Engagement Manager

"Hannah joined Indurent in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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