



Industrial

UNIT 20 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP

UNIT 20 | 492 SQ FT

Industrial Unit

This flexible space is suitable for a wide range of uses, including storage and distribution, and light manufacturing. The unit benefits from ample parking and good loading and circulation space.
Clarendon Court is a very popular industrial estate located within the Winwick Quay Employment Area, comprising 45 high quality workshops, ranging from between 500 sq ft – 2,500 sq ft within an attractive, well landscaped environment.

Lease Type

New



Unit Summary

- 24 Hour Access
- Roller Shutter Door
- Well Maintained Estate
- Flexible Space
- Car Parking
- WC Facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£6,500.00	£13.21
Rates	£2,800.00	£5.69
Maintenance Charge	£1,700.00	£3.46
Insurance	£98.40	£0.20
Total Cost	£11,098.40	£22.56

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/UIP0101845

+44(0) 808 169 7554

Industrial

UNIT 20 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP



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
Warrington Station: 3 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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (110)

Key Contact



Gabriel Walker
Customer Engagement Manager

"Gabriel is a Customer Engagement Manager based in the North."



+44(0) 808 169 7554



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



For more info please visit: unit.info/UIP0101845

+44(0) 808 169 7554