

Industrial

UNIT 12 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP

UNIT 12 | 495 SQ FT

Industrial unit

Strategically positioned in the well-established Clarendon Court industrial estate, Unit 12 offers a prime opportunity for businesses seeking a high-quality, recently refurbished workspace in Warrington's thriving commercial hub. Unit 12 measures 495 sq ft and has been upgraded to provide modern, energy-efficient features, including newly painted floors, LED lighting, and an EPC rating of B, ensuring a bright and cost-effective working environment. Located in Winwick Quay, Warrington (WA2 8QP), Clarendon Court provides excellent connectivity with immediate access to the A49 and close proximity to J9 of the M62, making it an ideal base for businesses requiring strong transport links across the North West.

Lease Type

New



✓ Unit Summary

- 24 Hour Access
- Flexible Space
- Roller Shutter Door
- Roof Lights
- Car Parking
- WC Facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£6,495.00	£13.12
Rates	£1,739.50	£3.51
Maintenance Charge	£1,700.00	£3.43
Insurance	£99.00	£0.20
Total Cost	£10,033.50	£20.27

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.

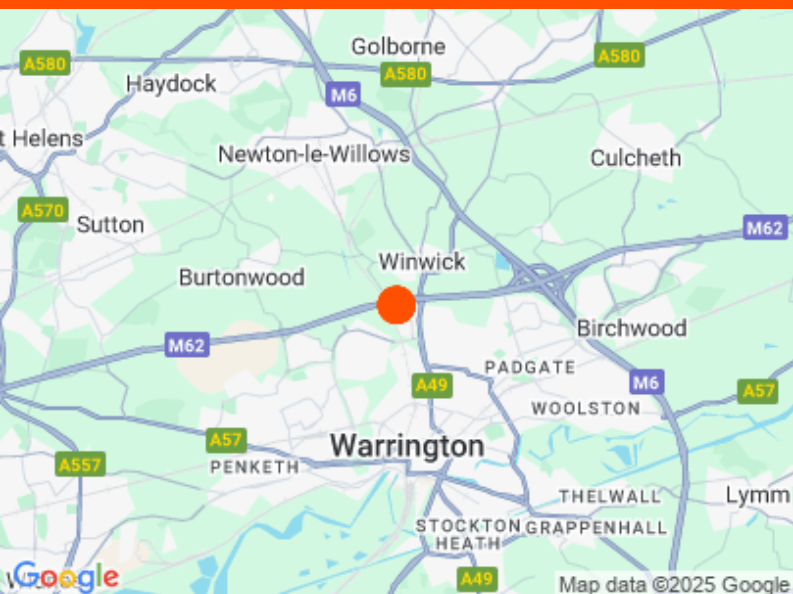
➔ For more info please visit: unit.info/UIP0101838

+44(0) 808 169 7554

Industrial

UNIT 12 | 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (38)

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/UIP0101838

+44(0) 808 169 7554