

Industrial

# UNIT 25 | CLARENDON COURT

Winwick Quay, Warrington, WA2 8QP

## UNIT 25 | 492 SQ FT

### Industrial Unit

Our unit is ideal for a start-up company 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

- 3 Phase Power
- 24 Hour Access
- Premier Industrial Location
- Flexible Space
- Car Parking
- WC Facilities

### £ Occupational Costs

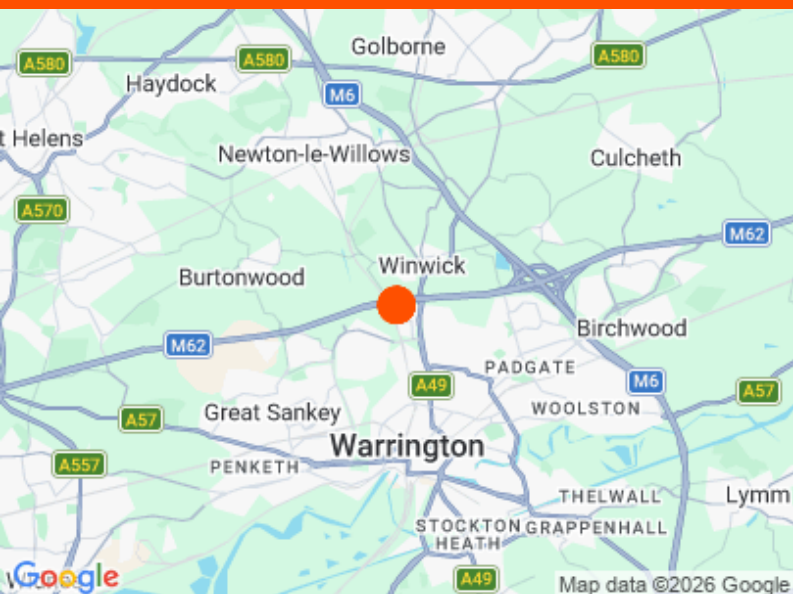
|                    | Per Annum  | Per Sq Ft |
|--------------------|------------|-----------|
| Rent               | £6,500.00  | £13.21    |
| Rates              | £2,073.60  | £4.21     |
| Maintenance Charge | £1,700.00  | £3.46     |
| Insurance          | £98.40     | £0.20     |
| Total Cost         | £10,372.00 | £21.08    |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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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  
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            | B (43)                                                                                             |



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### Key Contact



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For more info please visit: [unit.info/UIPO101850](https://unit.info/UIPO101850)

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