

TO LET | UNIT 1 CEDAR COURT | HYBRID WAREHOUSE / OFFICE | 3,294 SQ FT
EXCELLENT ACCESS TO M6/M62 | **24/7 MANNED SECURITY** | **HIGH SPEED BROADBAND**



LOCATION

Taylor Business Park is located just 6 miles north east of Warrington Town Centre in an unrivalled strategic location, 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 short drive away providing access to local amenities and bus routes.



UNIT	TYPE	SQ FT	SQ M	RENT (£pa)
UNIT 1 CEDAR COURT	HYBRID	3,294	306.02	£32,940

EPCS

Energy Performance Certificates for the available units are available on request.

TERMS

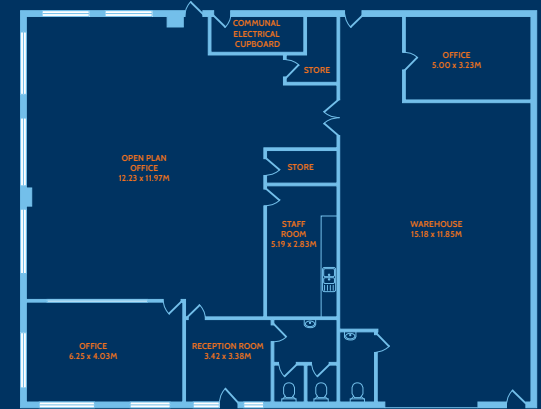
Units available on terms to be agreed.

BUSINESS RATES

The payment of business rates will be the responsibility of the occupier.

UNIT 1 CEDAR COURT

Unit 1 Cedar Court is a single storey hybrid unit with separate pedestrian entrance, roller shutter door and parking to the front of the building. The office benefits from a separate fitted kitchen, double glazing, heating and Communications infrastructure allowing an immediate connection to high speed broadband.



DESCRIPTION

Taylor Business Park offers a range of industrial, office and hybrid units, varying in size from 350sqft to 57,000 sq ft, all set within an attractive landscaped park.

All units have designated parking and a large central car park provides additional spaces for occupiers and visitors. The park benefits from CCTV, 24/7 manned security and entrance/exit barriers. Industrial units are of a steel portal frame construction with either full or part profile steel clad/part brick work elevations. Units generally have the benefit of roller shutter doors, concrete floors and either sodium or fluorescent strip lighting.

SERVICE CHARGE

The occupiers will be required to contribute by way of a service charge to the up keep and maintenance of the common areas and security services of Taylor Business Park, together with any internal communal parts where applicable.

VAT

Prices / rents where quoted are exclusive of but may be liable to VAT.

FURTHER INFORMATION

To arrange a viewing or for further details please call Sian Scaife on 01925 763 851 or email sianscaife@ribston.com

ALL ENQUIRIES

01925 763 851

WWW.TAYLORBUSINESSPARK.COM

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RIBSTON

