

UNIT  
**B2**

## TAYLOR BUSINESS PARK

CULCHETH, WARRINGTON WA3 6BL

**INDUSTRIAL / WAREHOUSE UNIT**  
**TO LET 12,818 SQ FT**  
**AVAILABLE NOW**

- Excellent access to M6/M62
- 24/7 manned security
- High speed broadband



Fully Refurbished



New insulated  
roof with  
guarantees



x2 roller  
shutter doors



LED lighting



UNIT B2





**FULLY REFURBISHED &  
READY FOR IMMEDIATE  
OCCUPATION**





SAT NAV  
WA3 6BL

## 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.



**AN UNRIVALLED  
STRATEGIC LOCATION:  
2.5 MILES FROM J11 OF  
THE M62 AND 6 MILES  
FROM WARRINGTON**



## UNIT B - DESCRIPTION

Unit B comprises two semi-detached warehouse units with dedicated office accommodation and 2 level access loading doors per unit. Each unit benefits from dedicated car parking and specification includes;

-  **New insulated roof with guarantees**
-  **Dedicated yard area**
-  **Fully refurbished offices**
-  **Dedicated car parking with overspill**
-  **x2 level access loading doors**
-  **Fully refurbished throughout**
-  **LED lighting**

Taylor Business Park has a dedicated fibre line enabling the tenants to benefit from high speed connectivity. The site has a full time landscaping team, manned 24/7 security and CCTV.

-  **24/7 manned security**
-  **High speed broadband**
-  **full time landscaping team**
-  **CCTV**

## ACCOMMODATION & FLOOR PLAN

TYPE	Sq ft	Sq m	Rent (£pa)
Unit B2	12,818	1,190.83	POA



## 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.

## EPC'S

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.



## FURTHER INFORMATION

To arrange a viewing or for further details please call:

**Adam Morgan**

07876 881 465

adammorgan@ribston.com

**Will Kenyon**

07802 869 279

will@b8re.com

**RIBSTON**  
01937 290 089



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