

UNIT
F

TAYLOR BUSINESS PARK

CULCHETH, WARRINGTON WA3 6BL

INDUSTRIAL / WAREHOUSE
TO LET 19,022 SQ FT
AVAILABLE NOW

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



Fully Refurbished



New insulated
roof with
guarantees



Secure fenced
yard area



LED lighting





**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 F - DESCRIPTION

Unit F comprises a steel portal frame detached unit with brick elevations. Internally the unit is largely open plan with a small staff/ welfare facilities. Externally the unit benefits from dedicated yard areas surrounding the building with 4 level access loading doors, with two located on either end of the building. The unit benefits from the following specification:



New insulated roof with guarantees



4 level access loading doors



Secure fenced yard area



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



full time landscaping team

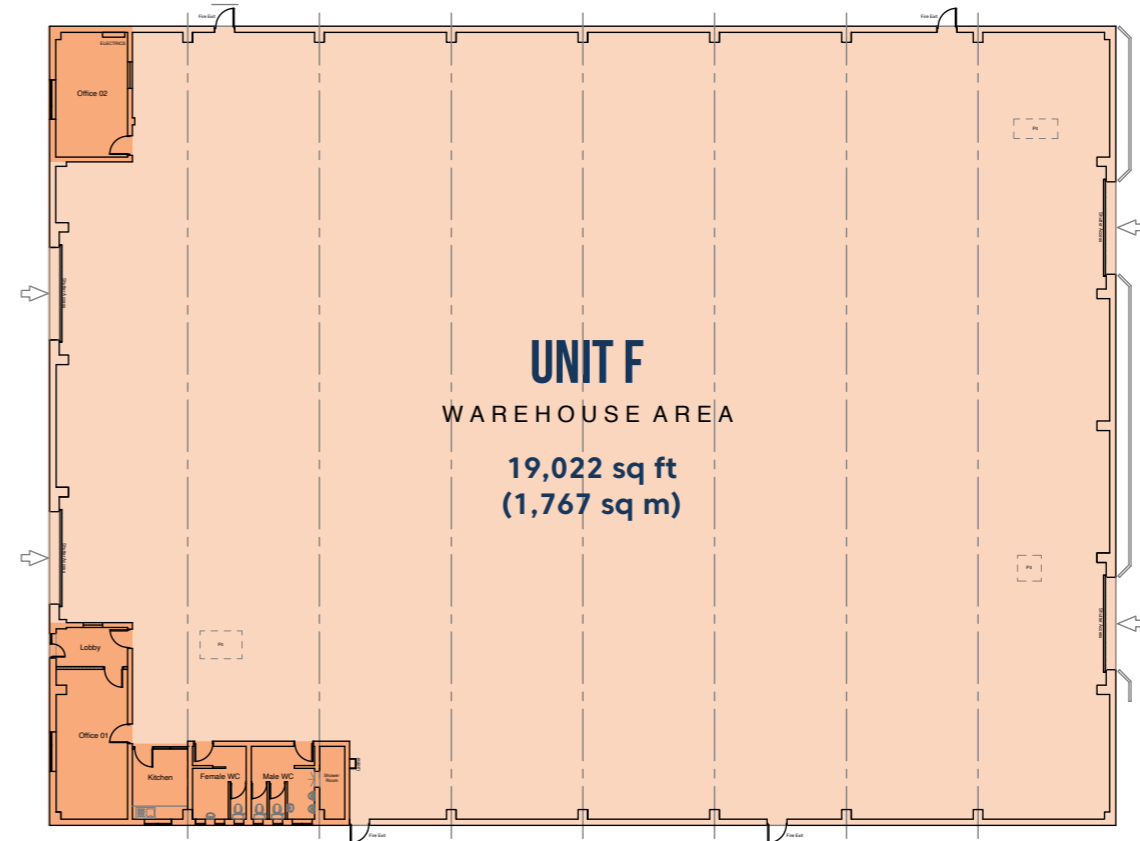


High speed broadband



CCTV

ACCOMMODATION & FLOOR PLAN



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:

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