



# CLARENDON COURT

Winwick Quay, Warrington

Quality Business Units ranging in size  
from 500-2,500 sq ft





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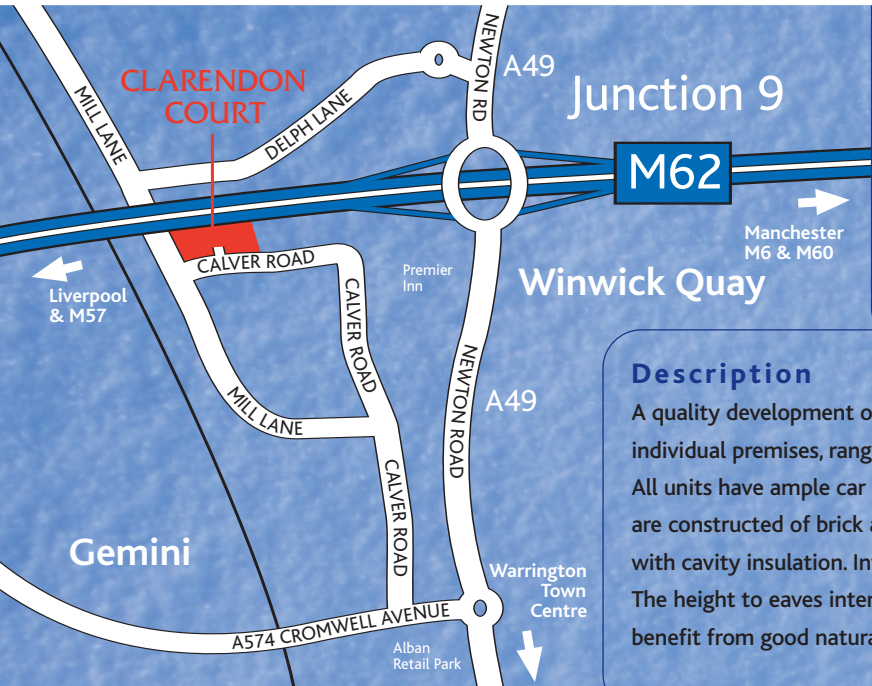
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## Accommodation

Unit Numbers	Area (sq ft)	Unit Numbers	Area (sq ft)
2, 12, 14-17, 20, 23-28	492	37, 38, 40, 41	1,022
1, 21-22	606	5, 9	1,250
31-36, 39, 42-44	740	7, 8	1,620
3, 4, 10, 11, 18, 19, 29, 30, 45	845	6	2,500
46	930		

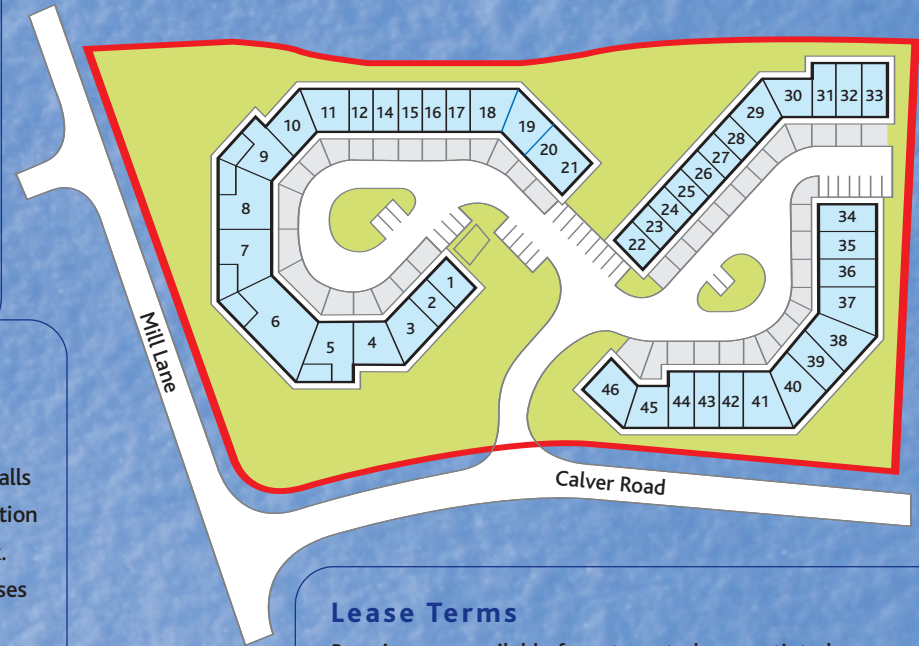


## Location

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.

## Description

A quality development of over 36,000 sq ft consisting of 45 individual premises, ranging in size from 500 sq ft to 2,500 sq ft. All units have ample car parking and easy access. The external walls are constructed of brick and fairfaced blockwork cavity construction with cavity insulation. Internal walls are fairfaced concrete block. The height to eaves internally is approximately 11'4". The premises benefit from good natural lighting, and full services.



## Lease Terms

Premises are available for a term to be negotiated.

**Rent/Rates** On application.

**Legal Costs** Each party to bear their own legal costs incurred in the transaction.

**Viewing** Call Jane Marshall on 07801 373 974 for an appointment to view.



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Fifth Level Design

