

**TO LET** | UNIT D2 | INDUSTRIAL UNIT | 3,022 SQ FT  
**EXCELLENT ACCESS TO M6/M62** | **24/7 MANNED SECURITY** | **HIGH SPEED FIBRE AVAILABLE**





## 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 D2

Unit D2 is an industrial unit with internal office space. The building is of modern construction and contains an individual kitchen area and WC.

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.

The office also benefits from:

- Open plan industrial unit with office
- Secure estate with CCTV and 24/7 manned security
- 2.5 miles from Junction 11 M62
- 4 miles from Junction 21, 21A and 22 of M6
- High speed Fibre available

## 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.

UNIT	TYPE	SQ FT	SQ M	RENT (£pa)
UNIT D2	INDUSTRIAL	3,022	280	£21,150

## 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.

## 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.

## 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:

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## ALL ENQUIRIES

**01925 763 851**

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## OWNED BY

**RIBSTON**