

UNIT

A

## TAYLOR BUSINESS PARK

CULCHETH, WARRINGTON WA3 6BL

**INDUSTRIAL / WAREHOUSE WITH CRANE**  
**TO LET 57,764 SQ FT**  
**AVAILABLE DECEMBER 2022**

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



Under refurbishment



New insulated roof with guarantees



5 roller shutter doors



LED lighting





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 A IS CURRENTLY  
UNDER REFURBISHMENT  
AND AVAILABLE  
DECEMBER 2022**

## UNIT A - DESCRIPTION

Unit A comprises a detached warehouse with dedicated ground and first floor office accommodation with gable end loading on either side of the unit. The unit benefits from dedicated car parking to the front and internally benefits from 6.5 metre eaves with five level access doors. The unit benefits from the following specification:

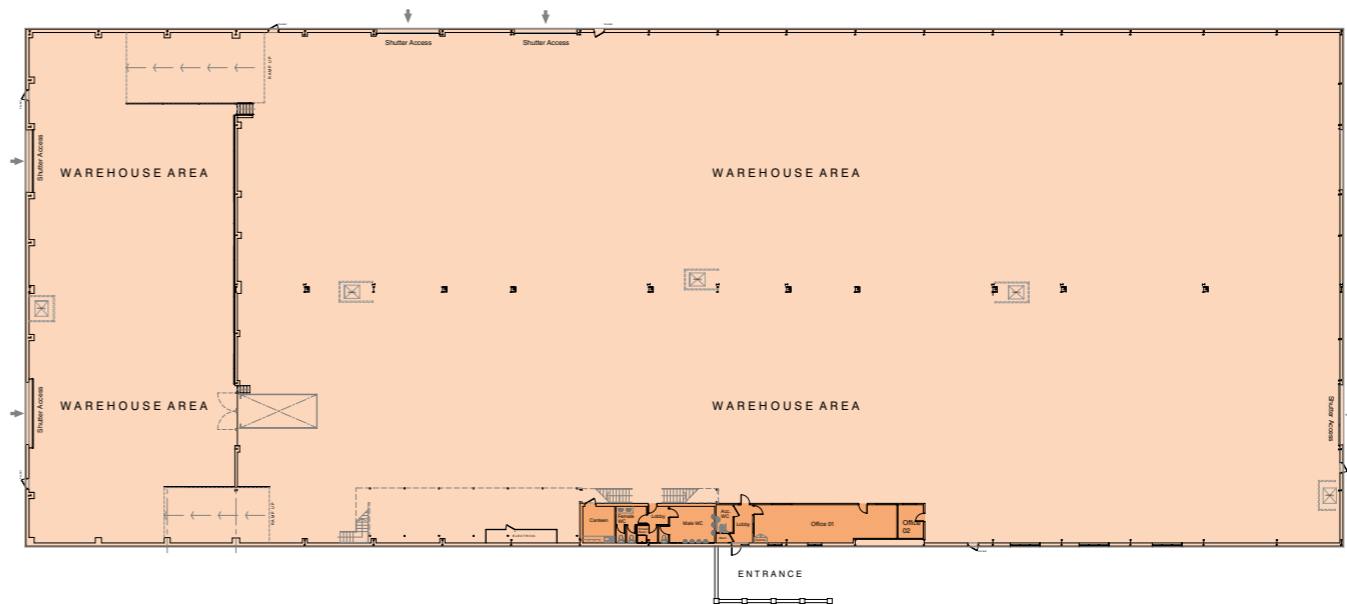
-  **New insulated roof with guarantees**
-  **x5 level access loading doors**
-  **Dedicated concrete yard area**
-  **Fully refurbished throughout**
-  **Fully refurbished ground and first floor offices**
-  **LED lighting**
-  **Canteen facility**
-  **Dedicated car parking with overspill**

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

TYPE	Sq ft	Sq m	Rent (£pa)
Industrial warehouse with cranes	57,764	5,366	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**



**WWW.TAYLORBUSINESSPARK.COM**