

**Unit 1 and 2 Whitefield Court, Taylor Business Park,
Warrington, WA3 6BL**

B8
01925 320 520
www.b8re.com

TO LET

RECENTLY REFURBISHED



1,000 – 2,000 SQ FT

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. Culceth is a short drive away providing access to local amenities and bus routes.

DESCRIPTION

Units 1 and 2 benefit from adjoining warehouse units, which include the following specifications:

- Fully refurbished throughout
- 24-hour security on site
- Electric loading door
- Car parking spaces at the front of the unit
- LED lighting
- W/C facilities

SERVICE CHARGE

Tenants 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.



RENTAL

Available upon request

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:-

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