

TO LET

Clarendon Court, Winwick Quay, Warrington,
WA2 8QP

B8
REAL ESTATE



INDUSTRIAL / WORKSHOP UNITS

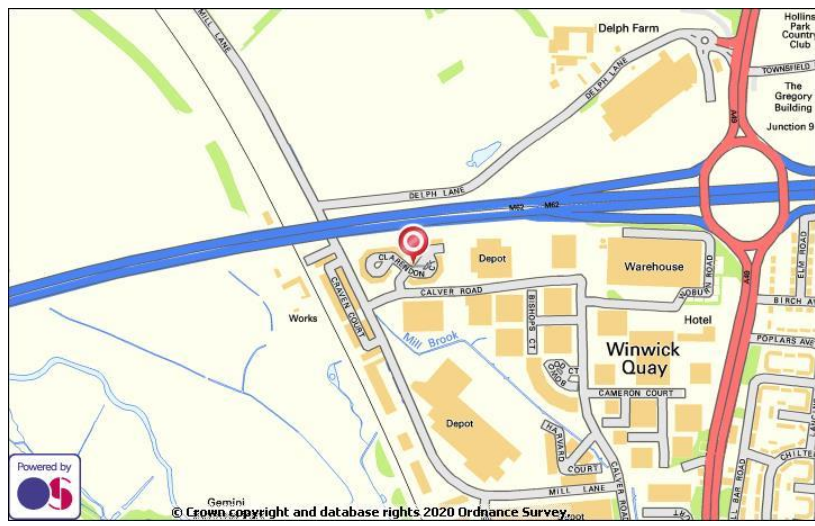
500 – 2,000 SQ FT

- Industrial / Workshop units available for immediate occupation
- Level Access Loading
- Warehouse Lighting
- Flexible Terms
- Adjacent to M62 Motorway



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www.b8re.com



LOCATION

The estate is accessed directly from Calver Road in an established commercial location approx. 1.5 miles from the centre of Warrington. The estate lies just off the A49 providing excellent access to the Winwick Quay commercial area and the regional motorway networks via the M62 and M6 motorways.

Nearby amenity includes McDonalds / Costa / Aldi / Ikea/Marks & Spencer / Next / Boots.

DESCRIPTION

Clarendon Court is a high-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.

ACCOMMODATION

There are numerous units available from 500 sq ft upwards, more information is available upon request.

TERMS

The premises are available on a new internal repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

EPC

Available upon request.

VIEWINGS

Strictly via appointment with the joint agents:

Contact: Anthony Mellor

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