



Industrial

# Unit 31 | Clarendon Court

📍 Winwick Quay, Warrington, WA2 8QP

## Unit 31 | 734 sq ft

High quality unit situated on an established industrial estate

This unit is ideal for a start-up company requiring a base on a busy industrial estate with strong transport connections across the North West. The unit benefits from integral WC facilities and designated onsite parking. It is suitable for a variety of different uses including storage, e-commerce and light manufacturing. Clarendon Court is a popular industrial estate amongst SME businesses, and is currently home to a range of different enterprises.



Lease Type

New

### ✔ Unit Summary

- LED Lighting
- Starter Unit
- 24 Hour Access
- Premier Industrial Location
- Car Parking

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£11,100.00	£15.12
Rates	£2,548.00	£3.47
Maintenance Charge	£2,500.00	£3.41
Insurance	£146.80	£0.20
<b>Total Cost</b>	<b>£16,294.80</b>	<b>£22.20</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## 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.



### Road

Easy access to the M62 (junction 9), just minutes from M6 and M56 interchanges.



### Airport

The nearest airport is Liverpool (LPL) Airport which is 12 miles away. Other nearby airports include Manchester (MAN) (12.8 miles), Leeds Bradford (LBA) (50.4 miles), East Midlands (EMA) (65.3 miles) and Birmingham (BHX) (74.3 miles).



### Rail

Easy access to the M62 (junction 9), just minutes from M6 and M56 interchanges.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (21)



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## Key Contact



### Hannah Webster

Customer Engagement Manager

"Hannah joined Industrials in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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