

Industrial

# Unit 43 | Clarendon Court

📍 Winwick Quay, WA2 8QP

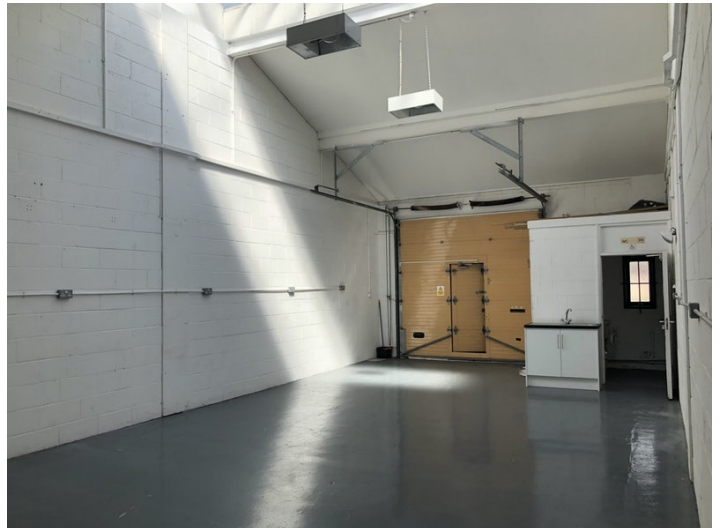
## Unit 43 | 740 sq ft

Ideal trade counter unit available now

Unit 41 is suitable for a wide range of uses, including storage and distribution, light manufacturing and leisure (subject to change of use). The unit benefits from ample parking and good loading and circulation space. Clarendon Court is a very popular industrial estate located within the Winwick Quay Employment Area, comprising 45 high quality workshops, ranging from between 500 sq ft – 2,500 sq ft within an attractive, well landscaped environment.

Lease Type

New



### ✔ Unit Summary

- Car Parking
- 24 Hour Access
- Flexible Space
- Electric Roller Shutter Door
- Well Maintained Estate
- Ideal Trade Counter Units

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£9,100.00	£12.30
Rates	£2,597.00	£3.51
Maintenance Charge	£1,600.00	£2.16
Insurance	£95.86	£0.13
<b>Total Cost</b>	<b>£13,392.86</b>	<b>£18.10</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 with the agents.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E

## Key Contacts



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