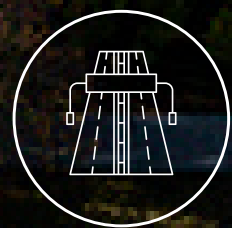


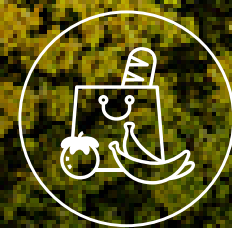
TRIDENT BUSINESS PARK

WARRINGTON WA3 6BX

///RUBBLE.CONSPIRE.CONVEYING



Direct access to the
M62 at Junction 11



Excellent local
amenities

HIGH QUALITY WAREHOUSE UNITS TO LET

AVAILABILITY FROM:
2,206 SQ FT (204.94 SQ M) UP TO 7,652 SQ FT (710.89 SQ M)

High performance **space** for your business

Trident Business Park extends to around **20 acres** and offers a range of warehouse accommodation. Customers will benefit from a double gated entrance, **24 hour security, CCTV** and **ample parking** throughout the site. Wellbeing is important to the park's design with **high quality** landscaping, signage and amenity space to create an attractive working environment.

An ideal location

Trident Business Park is a popular business park in the heart of the North West between Manchester (14 miles) and Liverpool (22 miles) and adjacent to the M62 (1.5 miles) and M6 motorways giving quick access to the whole region.



24 hour CCTV



Ample parking for all units



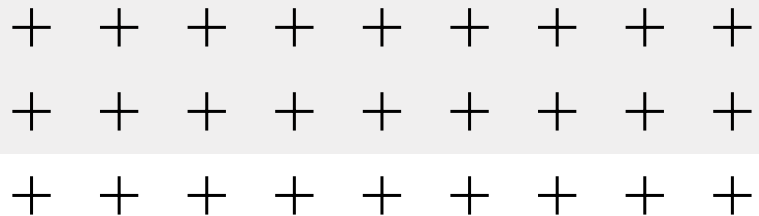
High quality landscaped environment



Close to very good local amenities including **Birchwood Shopping Centre**



Restaurant, conference centre, crèche / nursery and gym facilities at **Birchwood Park**



Schedule of accommodation

CURRENT AVAILABILITY

UNIT 9	7,652 SQ FT (710.89 SQ M)
UNIT B4	2,206 SQ FT (204.94 SQ M)
UNIT C1	5,134 SQ FT (476.96 SQ M)
UNIT C3	5,338 SQ FT (495.92 SQ M)
UNIT D2	4,777 SQ FT (443.79 SQ M)

All floor areas are approximate gross internal areas.

ADDITIONAL INFORMATION

ESTATE CHARGE	There is a small estate charge payable to cover services, facilities and general estate maintenance. Further information can be provided upon request.
LEASE TERMS	The available warehouse units are available immediately by way of full repairing leases for a term of years to be agreed.
RENT	Available upon request.
BUSINESS RATES	All interested parties should make a request to Warrington Borough Council.
EPC	EPC certificates are available upon request.

FUTURE DEVELOPMENT





TOM BODEN
Senior Asset Manager

07970 939 472

tom.boden@stmodwen.co.uk

TRIDENT BUSINESS PARK

TRIDENT BUSINESS PARK
WARRINGTON
WA3 6BX



High performance space where you need it.



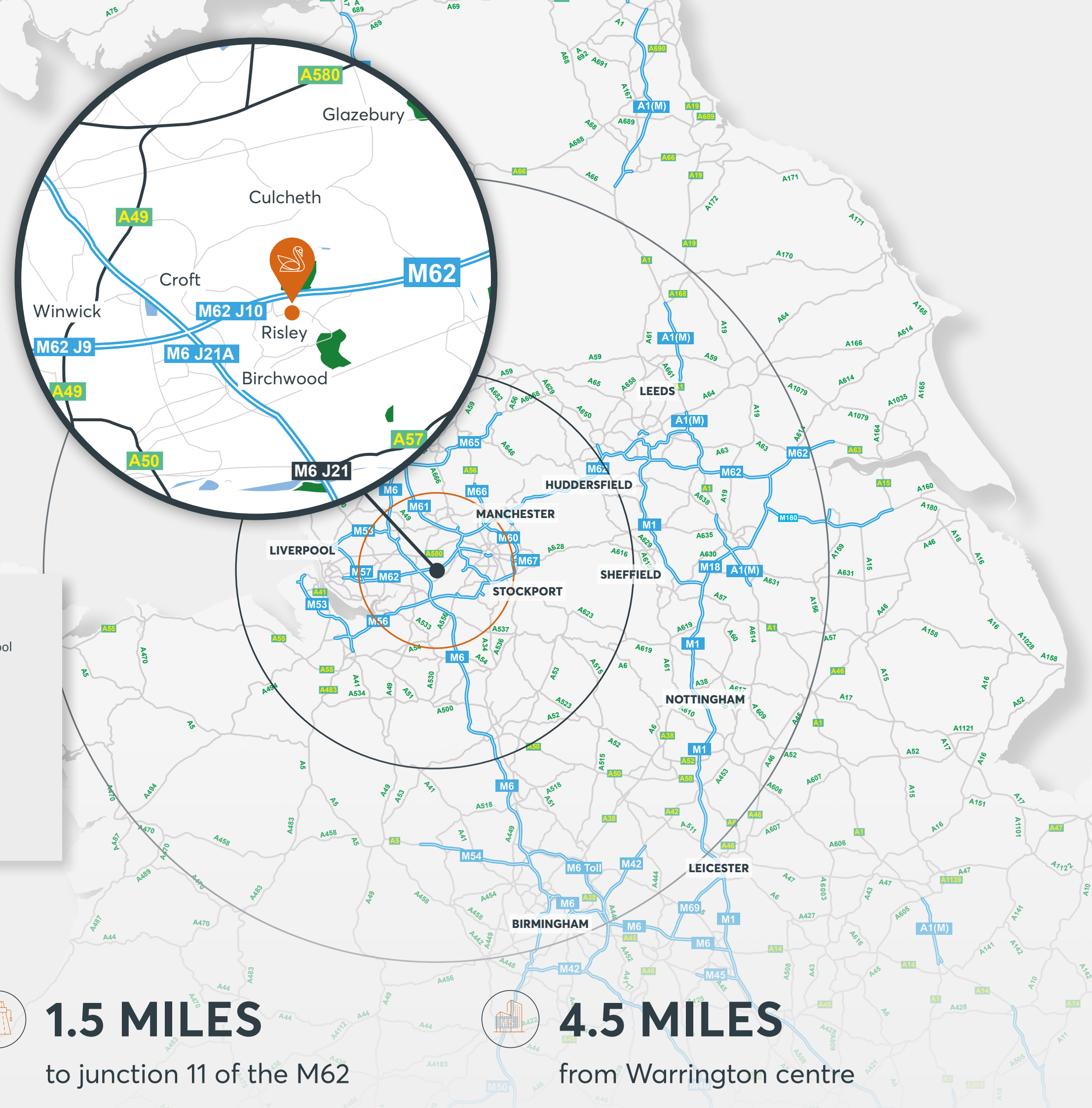
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1.5 MILES
to junction 11 of the M62

4.5 MILES
from Warrington centre

2 MILES
from Birchwood Station

17 MILES
to Manchester Airport

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