

# Seymour Court

Manor Park Runcorn WA7 1SY

Warehouse | 7,607 ft<sup>2</sup>



5 m eaves height



LED Lighting



Electric roller shutters



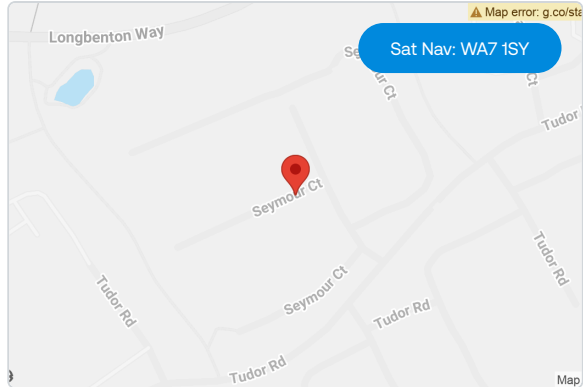
High quality offices



Scheduled to be refurbished

Available to Let

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## Description

Seymour Court provides 3 terraces of light industrial space which have been finished to a high standard. The available unit is scheduled to be refurbished and is of steel portal frame construction. The unit benefits from good quality office accommodation, rear yard and full height loading door. Manor Park is an established business park covering over 300 acres offering office and industrial accommodation.

## Location

The site fronts the A558 Daresbury Expressway and is accessed via Manor Park Avenue. The park benefits from access to Junction 10 of the M56 motorway via the A56 to Warrington, and Junction 7 of the M62 via the A557. Runcorn is strategically located approximately 30 miles to the south west of Manchester, 20 miles to the south east of Liverpool. Liverpool John Lennon Airport is located 11 miles to the west and Manchester International Airport is 21 miles to the east.

## Further information

**EPC**  
EPC is available upon request.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 16	Warehouse	7,607	Immediately
Total		7,607	

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