

**Unit 15
Beeston Court, Runcorn
WA7 1SS**

B8
01925 320 520
www.b8re.com

TO LET

INDUSTRIAL / WAREHOUSE UNIT



2,725 SQ FT 253.16 SQ M)

LOCATION

Manor Park Industrial Estate is located adjacent to the A558 about 4 miles northeast of Runcorn town centre. The estate benefits from direct access to the M56 Junction 11, which is about 2 miles away.

Manor Park is on one of the leading business estates in the Northwest and provides industrial and office accommodation.

DESCRIPTION

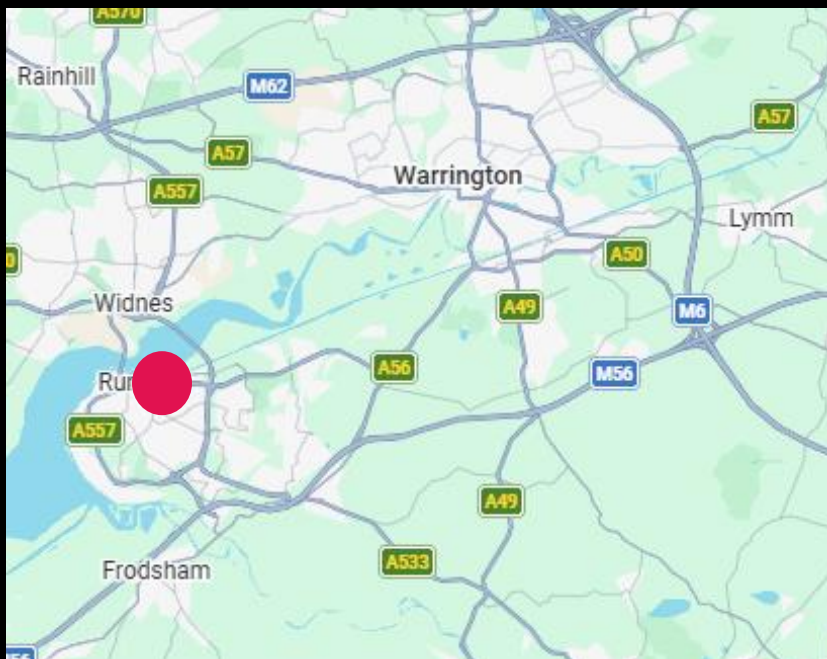
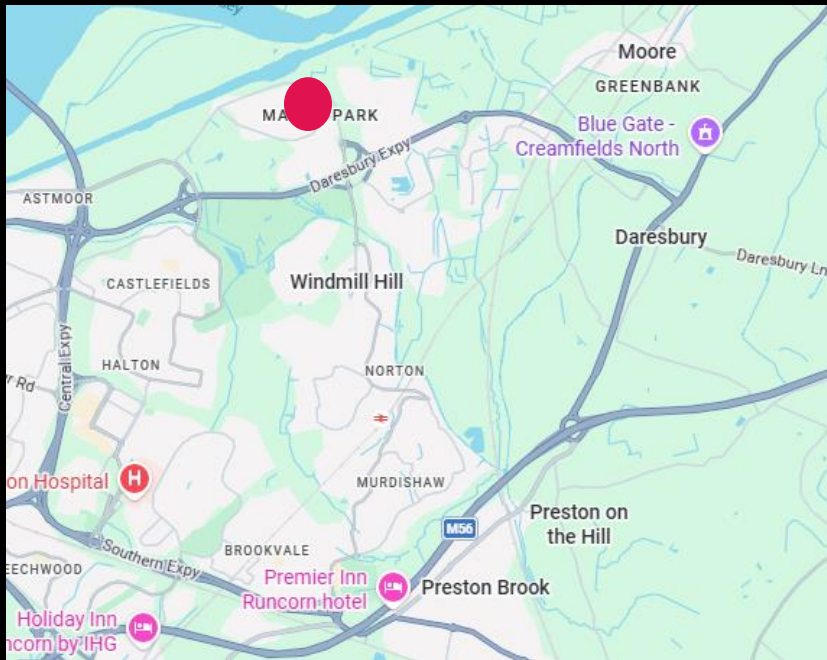
This terraced industrial property occupies a very prominent location on Beeston Court, Manor Park Industrial Estate, with close proximity to the Daresbury Expressway.

The property is of a steel portal frame construction with metal clad elevations and a flat roof.

The accommodation comprises of a multi-section warehouse area which is separated by stud-walls together with office and WC's. The property comprises of the following specification:

- Steel portal frame construction
- Metal profile cladding to the elevations
- Electric roller shutter access loading doors
- Glazed office entrance/reception
- Front and rear parking areas
- Offices, toilets and amenity areas
- Concrete yard areas and dedicated car parking
- 3-phase power supply





TERMS

The property is available on a sublease basis which expires in March 2029, the passing rent is £24,525 per annum plus VAT.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

EPC

Available upon request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

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