



REAL ESTATE

TO LET

REFURBISHED INDUSTRIAL / WAREHOUSE UNIT



2A/2B Sutton Quays Business Park, Clifton Road, Sutton Weaver, WA7 3EH

5,964 - 15,866 sq. ft. SQ FT

- Available for immediate occupation
- Secure business park with 24/7 access and parking
- Proximity to new Western Point Expressway Junction onto M56 (J12)
- Approx. 7.8m eaves height rising to 9.10m apex

01925 320 520

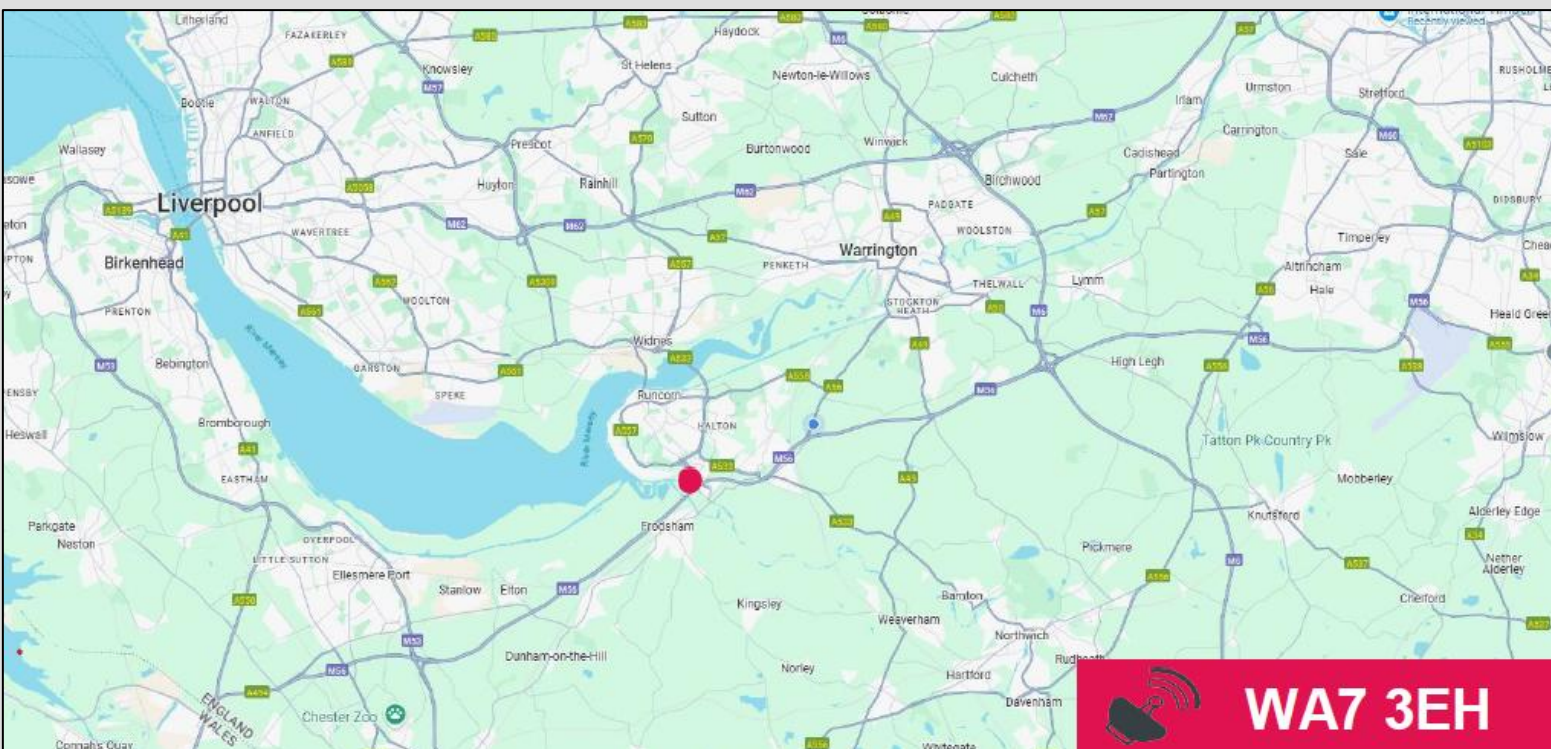
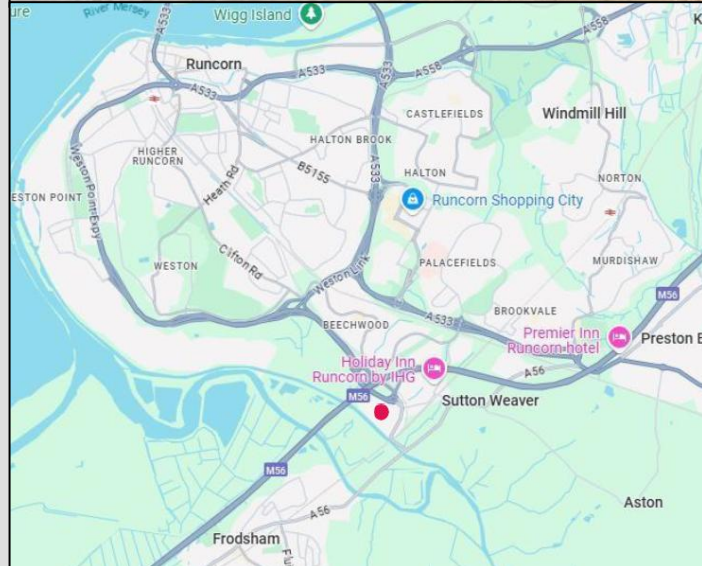
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LOCATION

Sutton Quays Business Park comprises a small complex of industrial buildings on a site approximately 2.7 acres fronting Clifton road, Sutton Weaver close to junction 12 of the M56 Motorway. Clifton Road is the A56 to Frodsham/Chester.

There are excellent road communications available to the property which is well situated for serving the immediate local areas – Frodsham, Runcorn, Widnes but also Merseyside, Cheshire and Manchester/Warrington.

Nearby occupiers include Kammac, DHL, Saint Gobain Isover, Downton Logistics, Pheonix Medical and Diageo.



WA7 3EH

TERMS

Available on new flexible lease with terms to be agreed.

Quoting rent is £103,129 (£6.50 per sq. ft.)

Floor Area Breakdown

Unit 2A 8,600 sq. ft.

Unit 2B 5,964 sq. ft. (+ 1,302 sq. ft. mez)

EXISTING TENANTS

Units 2a/2b have recently been refurbished offering the following specification:

- Large customer parking area and loading area
- Eaves height from 7.8 metres
- New LED lighting
- 3 x new electric level access loads
- Newly cladded elevations
- Unit 2a benefits from overhead crane up to 10 tonne

VIEWINGS

For further details of the rent and other charges are available upon application to the agent: -

Thomas Marriott

Thomas@b8re.com

Sam Paddon

sam@b8re.com

BUSINESS RATES

Interested parties should make their own enquiries to the local authority (Halton Council). The current Rateable Value of Unit 2A is £31,250 and £37,250 on Unit 2b.

Rates payable in 26/2027 on both units is approx. £34,800.

AML

In accordance with Anti-Money Laundering Regulations, proposed tenants will be required to provide evidence of identity, management or ownership, together with proof of address, photographic identification and, where applicable, source of funding.



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PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.