

UNIT 11 2,424 SQ FT

Industrial Unit

Unit 11 at Berkeley Court is a recently refurbished industrial unit, situated within a well-maintained landscaped estate benefitting from LED lighting, electric roller shutter doors, ample on site parking and 5m+ eaves.

Located in a prime industrial location midway between Warrington and Runcorn, 2 miles from J11 M56.

Lease Type

New



Unit Summary

- Electric Roller Shutter Door
- Flexible Space
- 24 Hour Access
- Premier Industrial Location
- Car Parking
- WC facilities

View Floor Plans

Occupational Costs

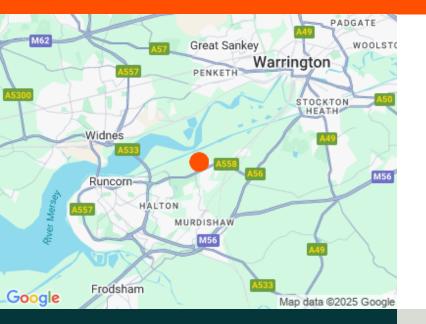
	Per Annum	Per Sq Ft
Rent	£24,500.00	£10.11
Rates	£8,857.25	£3.65
Maintenance Charge	£3,151.20	£1.30
Insurance	£485.00	£0.20
Total Cost	£36,993.45	£15.26

Terms: Indicative rates payable only. Continuation of rates payable sound be sought from the Valuation Office Agency (www.oa.gov.uk). Unit 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 bitter: (www.on.gu/ Vanohu/or.business-rate, ratefaffermly-business-rate, ratlef or read our rates bloo-

see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog



UNIT 11 | BERKELEY COURT



Location

The estate is located in Manor Park, a 300-acre office and industrial park adjacent to the A558 which provides easy access to Junctions 11 & 12 of the M56.



Road M56 - 3.6 miles



Airport Liverpool John Lennon Airport - 10 miles



Rail

Runcorn - 3.4 miles

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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (50)



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Key Contact



Hannah Craig Senior Customer Engagement Manager

"Hannah joined Indurent in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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