

SARUS COURT

STUART ROAD, MANOR PARK, RUNCORN, CHESHIRE WA7 1UL

NEWLY
REFURBISHED

UNIT 1003

LET

UNIT 1002

TO LET

REFURBISHED WAREHOUSES
WITH OFFICES

UNIT 1002 - 12,233 SQ FT

UNIT 1003 - 13,097 SQ FT

SARUS COURT

STUART ROAD, MANOR PARK, RUNCORN, CHESHIRE WA7 1UL



LOCATION

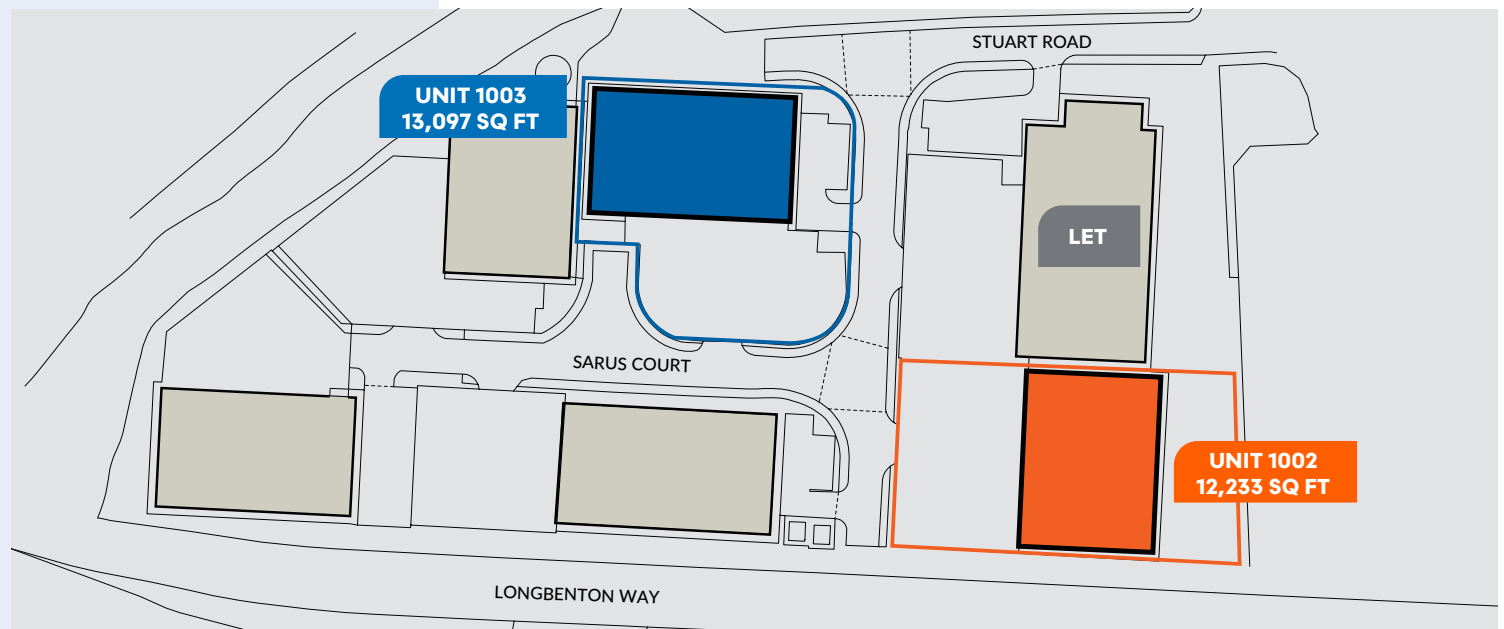
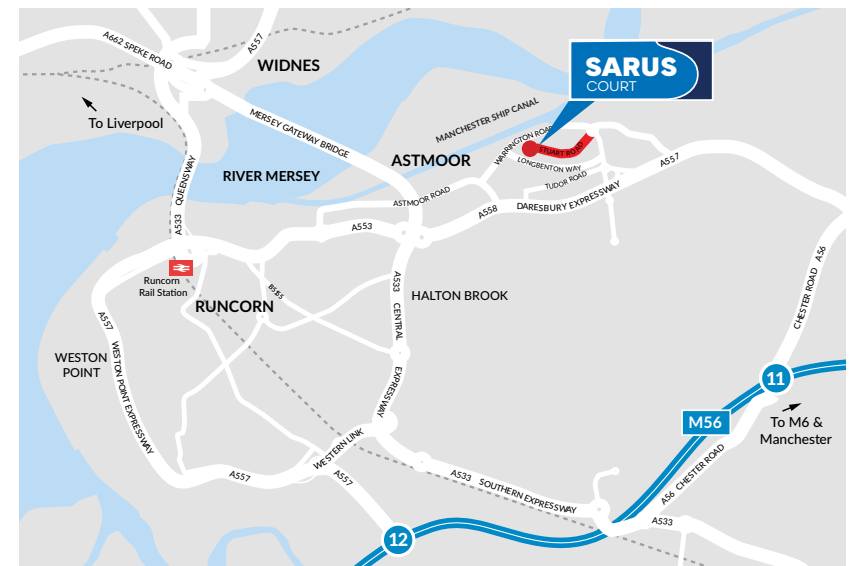
The property is situated within the established Manor Park Industrial Estate in Runcorn, approximately 30 miles west of Manchester and 20 miles south east of Liverpool.

Manor Park comprises a prime 300 acre office and industrial park located directly north of the A558 which provides access to J11 and J12 of the M56 motorway to the south.

Liverpool John Lennon Airport is within 10 miles of Runcorn. It is a hub for Europe's two largest low-cost airlines, EasyJet and Ryanair, handling over 5 million passengers per year. There are regular scheduled flights to domestic and European destinations, as well as charter flights, to over 60 destinations.

Runcorn has major railway connections with the mainline station served by Avanti West Coast and a journey time to London Euston of 2 hours 2 minutes. There are also local and regional trains to Chester, Liverpool and Warrington.

The Port of Liverpool is ranked among Britain's major container ports and is the country's major gateway for trade with the United States and Canada, serving more than 100 global destinations. The Seaforth Container Terminal handles nearly 700,000 TEUS (20 ft container units) a year. There has recently been £400m worth of investment to create a new deep-sea container terminal known as Liverpool2.



ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

Area	sq m	sq ft
Warehouse	1,037.14	11,164
First Floor Offices	99.31	1,069
Total GIA	1,136.45	12,233

SPECIFICATION

- Newly refurbished
- 7.7m eaves height
- 2 full surface level loading doors
- Insulated Profile Cladding
- Steel portal frame construction
- Two storey offices
- Secure service yard
- Separate car parking
- New LED lighting
- New carpets
- Separate entrance with access to loading / service yard

RATEABLE VALUE

The property has a rateable value of £62,500 (1 April 2023 to present) rates payable PA is £34,125. Further information contact Halton Borough Council, Business Rates Department, on 0151 511 6730.



ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

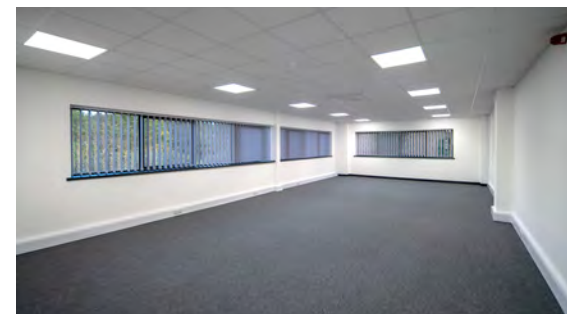
Area	sq m	sq ft
Warehouse	1,037.97	11,173
Reception / Office	178.73	1,924
Total GIA	1,216.70	13,097

SPECIFICATION

- Newly refurbished
- 7.7m eaves height
- 2 full surface level loading doors
- Insulated Profile Cladding
- Steel portal frame construction
- First floor offices
- Secure service yard
- Separate car parking
- New LED lighting
- New carpets
- Separate entrance with access to loading / service yard

RATEABLE VALUE

The property has a rateable value of £73,500 (1 April 2023 to present) rates payable PA is £40,131. For further information contact Halton Borough Council, Business Rates Department, on 0151 511 6730.



ENERGY PERFORMANCE CERTIFICATES

Energy performance certificates are available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

VAT will be charged where applicable at the prevailing rate.

OCCUPATIONAL COSTS

Building Insurance and nominal Service Charge TBC.

FURTHER INFORMATION

For further details or to arrange an inspection please contact:



Phil Morley
phil.morley@lm6.co.uk
07976 288 497

Tony O'Keefe
tony.okeefe@lm6.co.uk
07900 134 483

TERMS

The unit is offered by way of a new full repairing and insuring lease on terms to be agreed. Price on application.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations governed by HMRC, two forms of Identification are required by all directors who have a 25% share holding or more in the company wishing to take a new lease.



Tom Marriot
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07769 250494

Alex Perratt
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07951 277612



These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.
MAY 2025. Design: Alphabet Design, Liverpool 0151 707 1199