

DOMINO COURT

Unit 3 Domino Court,
Warrington Road,
Manor Park, Runcorn,
WA7 1SN

HOME

INFO

SITE PLAN

GALLERY

LOCATION

AGENT

TO LET/FOR SALE

- MODERN SELF-CONTAINED INDUSTRIAL UNIT
- EAVES HEIGHT OF 6.7M
- LARGE SECURE CONCRETE YARD AREA
- THREE PHASE ELECTRIC SUPPLY
- LOCATED CLOSE TO THE NEW MERSEY GATEWAY & M56

10,002 SQ FT



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The property comprises a modern steel frame warehouse with brick elevations with double glazed aluminium windows under a pitched roof, and benefits from the following specification:

- EAVES HEIGHT OF 6.7M
- LARGE SELF-CONTAINED YARD AREA
- THREE PHASE ELECTRICITY SUPPLY
- DRIVE IN LOADING DOORS
- FLOOR LOADING 30 KN PER SQ FT
- SINGLE STOREY OFFICE BLOCK
- LOCATED CLOSE TO THE NEW MERSEY GATEWAY & M56



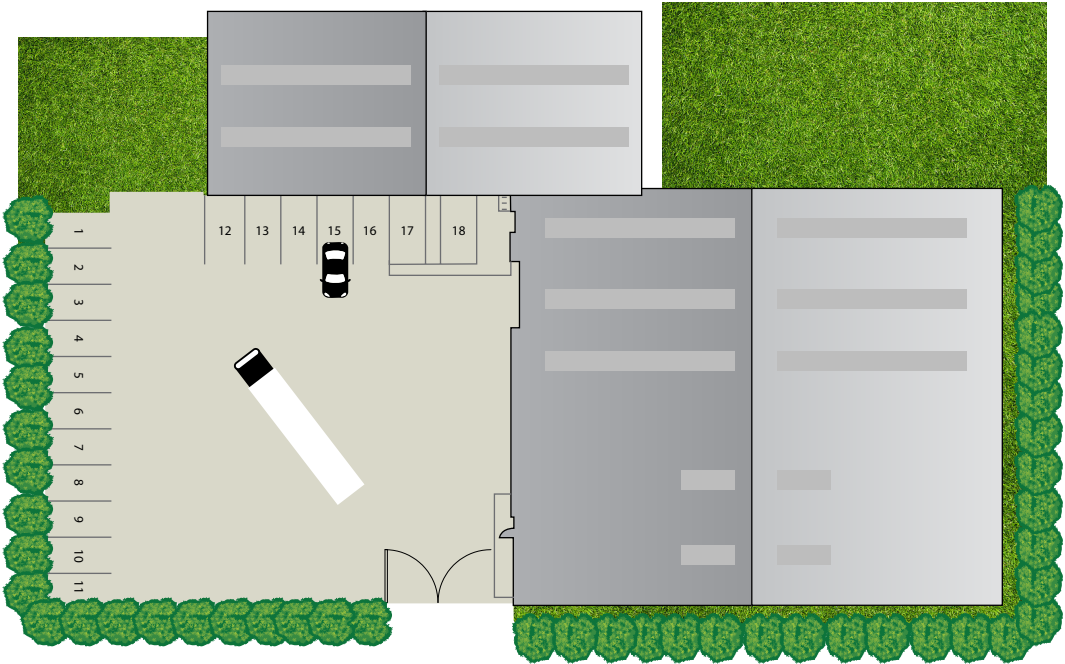
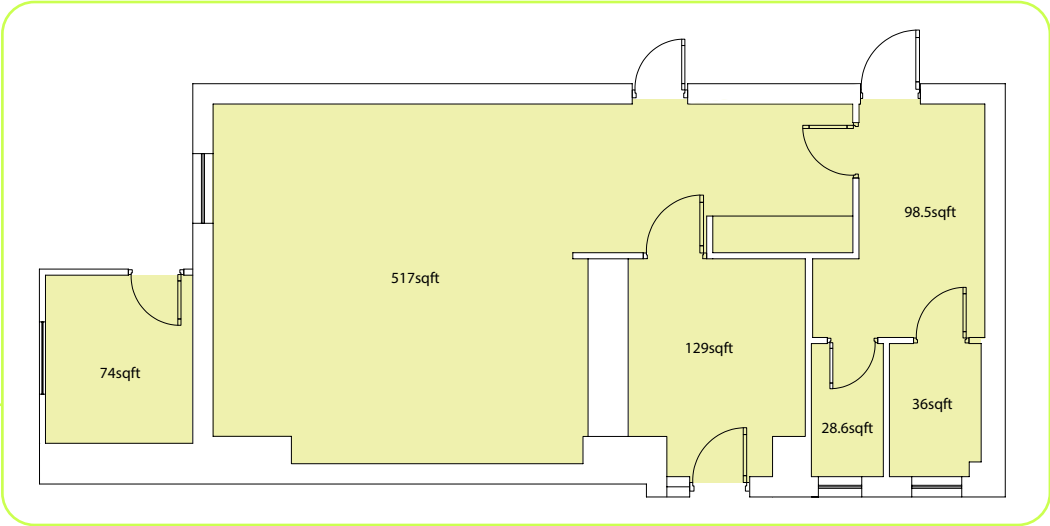
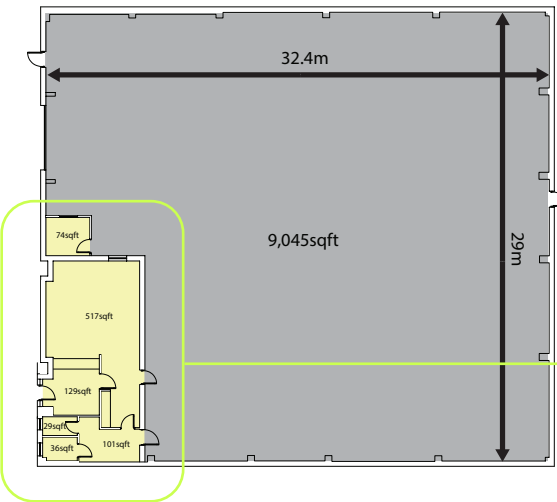
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INTERIOR



DOMINO COURT	Area sqft
Warehouse	9,045
Office	957
Total	10,002

EXTERIOR

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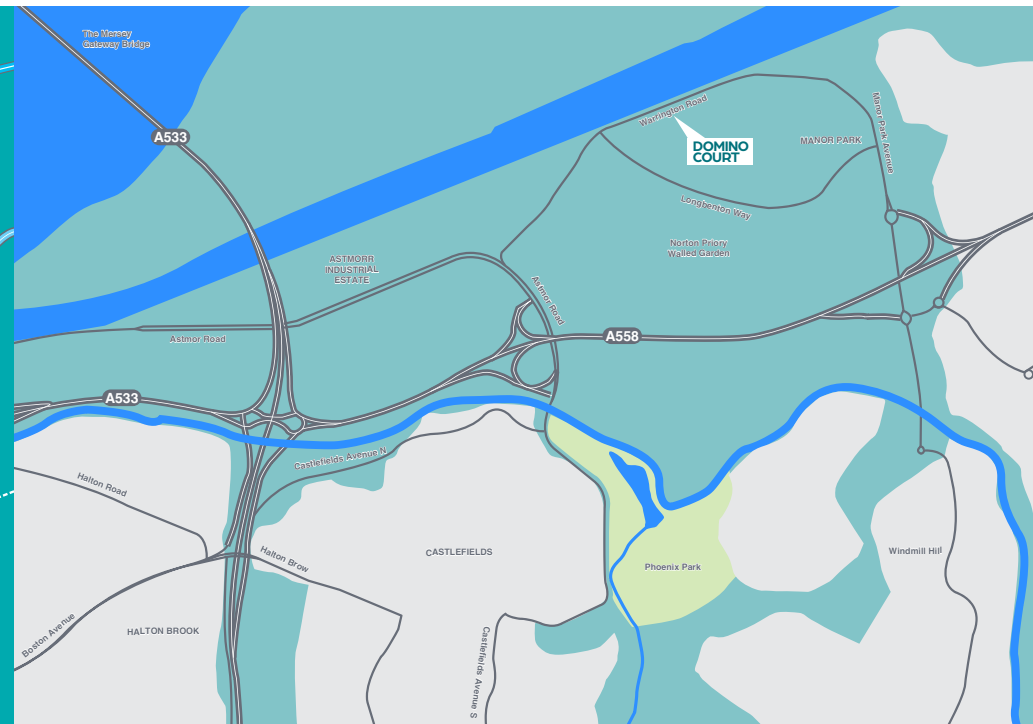
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	Miles	Drive Time
Port of Liverpool	23.3	39 mins
Liverpool Airport	9.7	16 mins
Manchester Airport	22.5	26 mins

Domino Court is situated immediately to the South of the River Mersey, approximately 18 miles to the South East of Liverpool, 7 miles west of Warrington and 25 miles to the west of Manchester. The town has access to Manchester Airport within 20 miles, Liverpool John Lennon Airport within 13 miles, Speke Garston Docks within 9 miles and Deep Water/ Runcorn Docks. Manor Park comprises a modern 300 acre office and industrial location and its occupiers include Matthew Clark, Lidl, B&M Bargains and UK Mail to name a few. This area of Cheshire is recognised as a prime distribution location with major facilities for Fresenius, Downton and Eddie Stobart.

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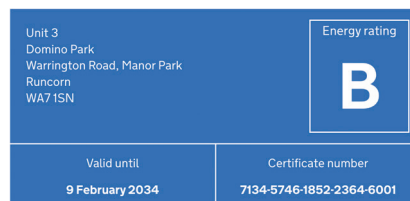
AGENT

APPOINTED AGENTS



Contact: Thomas Marriott
Tel: 01925 320 520
Email: thomas@b8re.com

Contact: Alex Perratt
Tel: 07951 277 612
Email: alex@b8re.com



LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction. VAT All prices are exclusive of but may be liable to VAT at the prevailing rate.

LEASE TERMS

The Property is available For Sale and To Let on a new full repairing and insuring Lease for a term to be agreed.

Misrepresentation Act 1967: Messrs B8 & CBRE for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and B8 & CBRE nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by B8 & CBRE to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.



Contact: Darren Hill
Tel: 07590 485 287
Email: darren.hill2@cbre.com

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.

A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

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