



MODERN REFURBISHED HQ STYLE OFFICE

TO LET
6,147 SQ FT
571 SQ M



DEDICATED
RECEPTION
AREA ON ENTRY



DDA
COMPLIANT



28 DEDICATED
ONSITE PARKING
SPACES



RAISED FLOORS
WITH FLOOR
BOXES



ENTER >>>

RUNCORN, WA7 1TU

HAMPTON COURT MANOR PARK AVENUE





**HURSTWOOD
HOLDINGS**

DESCRIPTION >>>

LOCATION >>>

AERIAL >>>

SITUATION >>>

ACCOMMODATION >>>

TERMS >>>

ENQUIRIES >>>

HAMPTON COURT,
MANOR PARK AVENUE, WA7 1TU
RUNCORN

HAMPTON COURT

Hampton Court is one of the most well positioned office spaces in Runcorn. Comprising a fully self-contained single-storey HQ style office building which has under gone comprehensive refurbishment, the building is primed for businesses in search of premium workspace. The property spans 6,147 sq. Ft. and offers an adaptable 'L'- shaped layout bathed in natural daylight.

MODRN FULLY SELF-CONTAINED SINGLE-STOREY OFFICE BUILDING

Raised floors with floor boxes



New LED ceiling lighting



DDA compliant & dedicated reception area



Open plan ready for tenants fit out



2 private meeting rooms



Kitchen/breakout area



Male, female & disabled toilets



28 dedicated onsite parking spaces



Easy access to M56, M62 & M6 motorways





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LOCATION

Located within the mature landscaping of Manor Park Business Park, Hampton Court sits just off Tudor Road, strategically positioned between Runcorn and Warrington. Immediate access to the M56 connects seamlessly to North Wales, Chester, the M6, and Manchester. The Runcorn–Widnes Bridge nearby picks up the M57/M62, offering swift regional reach. Runcorn Train Station is just 2 miles away, providing national rail connectivity including direct access to London.



ROAD

Hampton Court offers excellent road links via the nearby M56, providing swift access to Chester, North Wales, Manchester, and the M6. The Runcorn–Widnes Bridge also connects to the M57 and M62 for wider regional travel.



RAIL

Just 2 miles away, Runcorn Station provides direct services to London and major UK cities, offering fast, reliable national connectivity.



AIR

Liverpool John Lennon and Manchester airports are both within easy reach via the M56, offering extensive domestic and international flight options.



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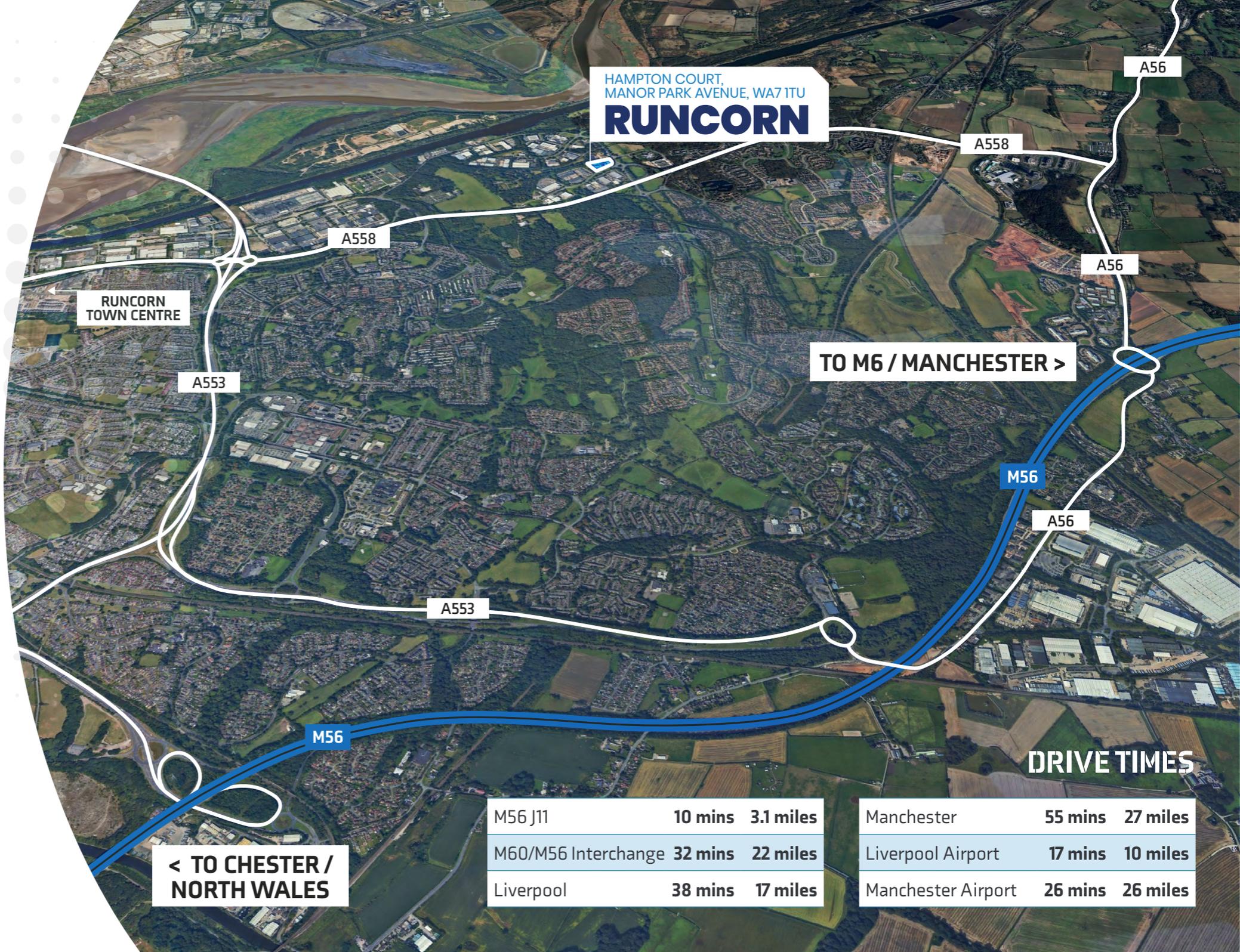
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HAMPTON COURT,
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RUNCORN

RUNCORN
TOWN CENTRE

TO M6 / MANCHESTER >

DRIVE TIMES

< TO CHESTER /
NORTH WALES

M56 J11	10 mins	3.1 miles
M60/M56 Interchange	32 mins	22 miles
Liverpool	38 mins	17 miles

Manchester	55 mins	27 miles
Liverpool Airport	17 mins	10 miles
Manchester Airport	26 mins	26 miles



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[save.month.link](https://www.save.month.link) WA7 1TU

Hampton Court is prominently located within Manor Park Business Park, just off Tudor Road between Runcorn and Warrington. The property benefits from immediate access to the M56, linking to Chester, North Wales, Manchester, and the M6, with Runcorn Station only 2 miles away providing direct rail services to London.





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PROPOSED SUITE SPLITS >>>

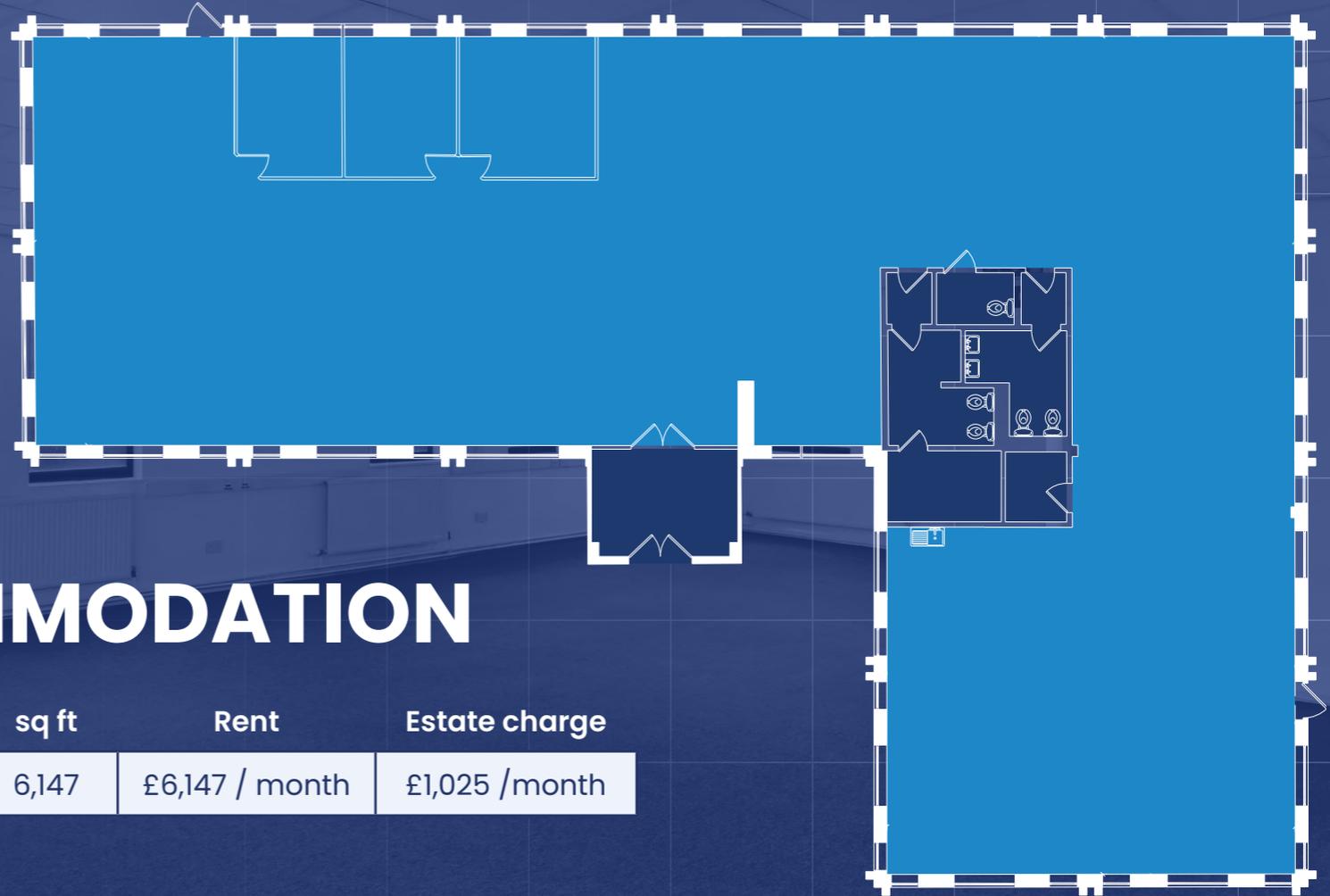
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FULL FLOORPLATE



ACCOMMODATION

Description	sq ft	Rent	Estate charge
Entire Building	6,147	£6,147 / month	£1,025 / month



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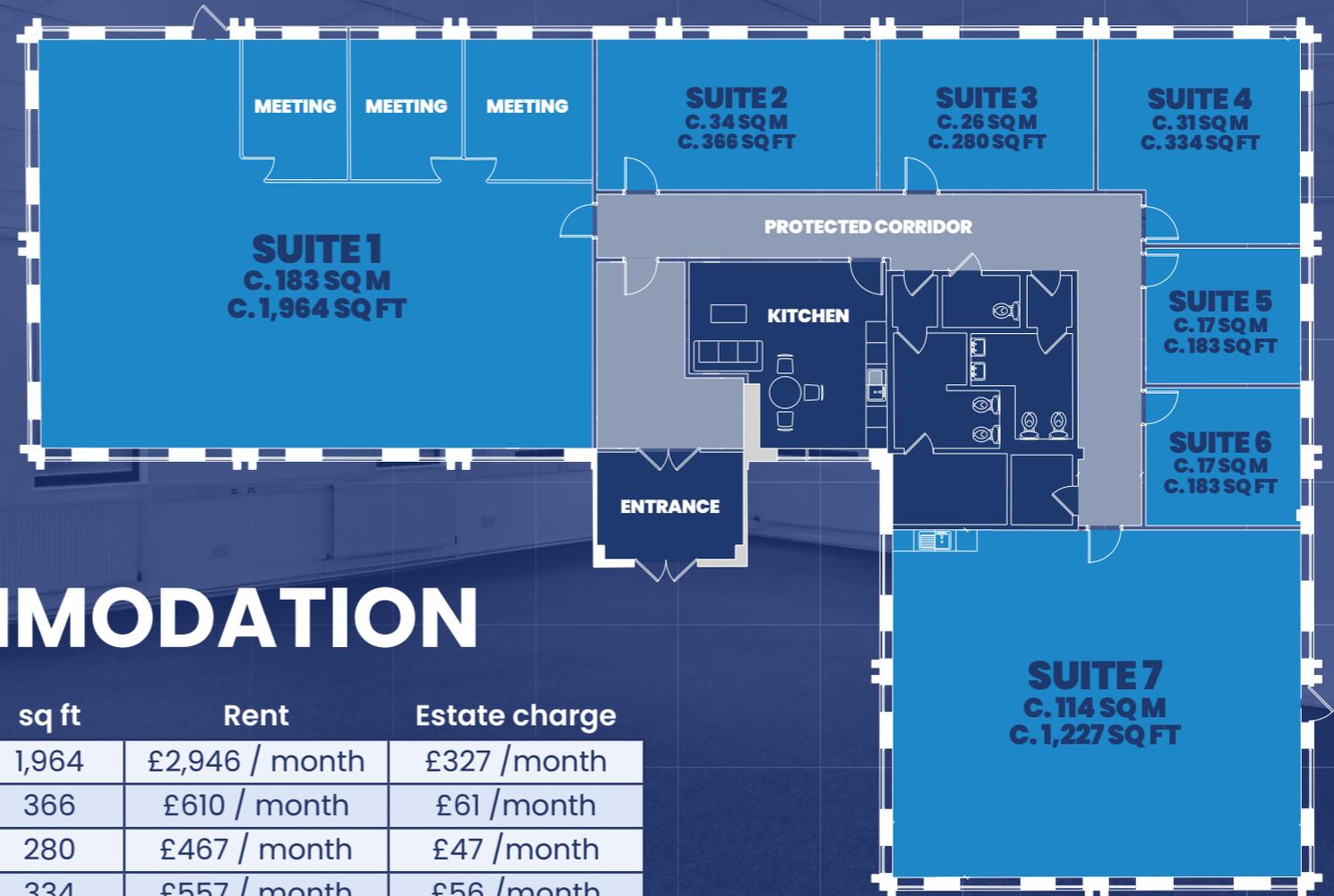
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PROPOSED SUITE SPLITS



ACCOMMODATION

Description	sq ft	Rent	Estate charge
Suite 1	1,964	£2,946 / month	£327 / month
Suite 2	366	£610 / month	£61 / month
Suite 3	280	£467 / month	£47 / month
Suite 4	334	£557 / month	£56 / month
Suite 5	183	£336 / month	£31 / month
Suite 6	183	£336 / month	£31 / month
Suite 7	1,227	£1,841 / month	£205 / month



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TERMS

RENT

Starting from £6,147 per month. Split options available.
Subject to Contract.

VAT

Unless otherwise stated, all prices/ rents are quoted
exclusive of VAT.

EPC

Upon enquiry.

TENURE

To Let.

LEGAL COSTS

Each party to be responsible for their own legal and
professional costs incurred in this transaction.

BUSINESS RATES

Upon Enquiry





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ENQUIRIES

OWNED AND MANAGED BY



**HURSTWOOD
HOLDINGS**

For enquiries, please contact:



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OBi

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