



**Units 57-58 Brindley Road, Astmoor Industrial Estate,
Runcorn, WA7 1PF**

25,744 SQ. FT.

- 3 drive in loading doors
- 2 secure yard areas
- Fenced and gated site
- Well established location
- Proximity to J11 & 12, M56

DESCRIPTION

The property comprises of a good quality fully refurbished warehouse space with extensive hard standing / yard areas. The unit is also fitted with high quality offices and has quality lighting throughout.

All mains' services available including three phase electricity, gas, water and drainage.

TERMS

The Rateable Value is £83,500. Full details can be found on the VOA using ref. 710600578000 (Halton).

ACCOMMODATION

Floor Areas	
Warehouse	24,748 sq. ft.
Office	420 sq. ft.
Total	25,168 sq. ft.



LOCATION

Runcorn is situated in the North West of England in the Borough of Halton and County of Cheshire. The town is located approximately 9 miles West of Warrington, 13 miles South East of Liverpool, 18 miles North East of Chester and 26 miles South West of Manchester.

The property is situated on the well-established Astmoor Industrial Estate, comprising approximately 2.3M sq ft of primarily industrial accommodation, across 195 acres. The industrial area is served by the A558 (Daresbury Expressway) providing quick and easy access to both J11 and J12 of the M56 motorway.

Furthermore, Astmoor is only 2 miles from the 3MG Mersey Multimodal Gateway hub for rail, road and sea logistics. The property is situated in a prominent position, just off Astmoor Road, the main arterial route through Astmoor Industrial Estate.



TERMS

The units are available on FR&I lease terms to be agreed.

EPC

Available on request.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

Each party is responsible for their own costs in relation to any transaction.

VIEWINGS

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