

Christleton Court, Manor Park, Runcorn, WA7 1ST

B8

01925 320 520
www.b8re.com

TO LET

Industrial / Warehouse Unit



15,666 sq ft (1,455 sq m)

DESCRIPTION

The property occupies a very prominent location on Christleton Court, Manor Park and benefits from:

- Steel portal frame construction
- Electric roller shutter door
- Loading area to the rear
- Dedicated parking areas to the front
- Integral office accommodation
- 3 phase electricity
- Quality lighting throughout
- Eaves height 5m

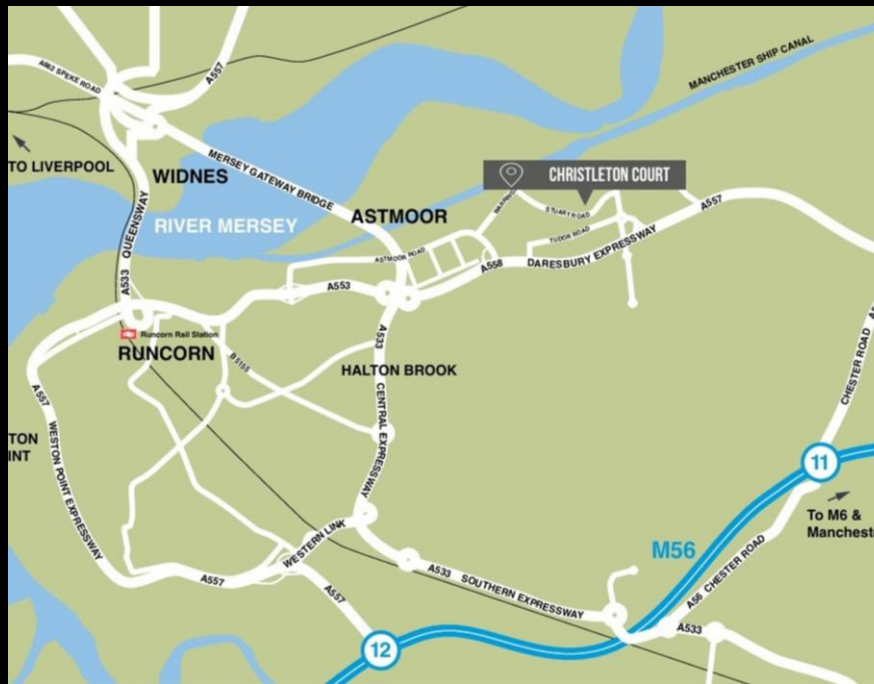
ACCOMODATION	SQ FT	SQ M
Warehouse	11,029	1,025
Office	4,637	431
Total	15,666	1,455

LOCATION

Christleton Court sits within the heart of Manor Park, a prime industrial location adjacent to the A558 which provides easy access to J11 and J12 of the M56 motorway and connects with J20 of the M6 motorway 6 miles east and J11 of the M53 motorway approximately 8 miles west.

Road communications have been enhanced, following the completion Mersey Gateway project which comprises a 6 lane toll bridge over the River Mersey between the towns of Runcorn and Widnes. This now provides a valuable and fast link between the M56 and M62 motorways and also from Widnes/Runcorn to Speke/South Liverpool.





LEGAL COSTS

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

VAT

VAT will be payable at the prevailing rate.

EPC

Available on request.

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.

VIEWINGS

For further information please contact:

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