

# UNIT 4 | DOMINO COURT

Warrington Road, Runcorn, WA7 1SN

TO LET / FOR SALE

20,946 SQ FT (1942 SQ M)





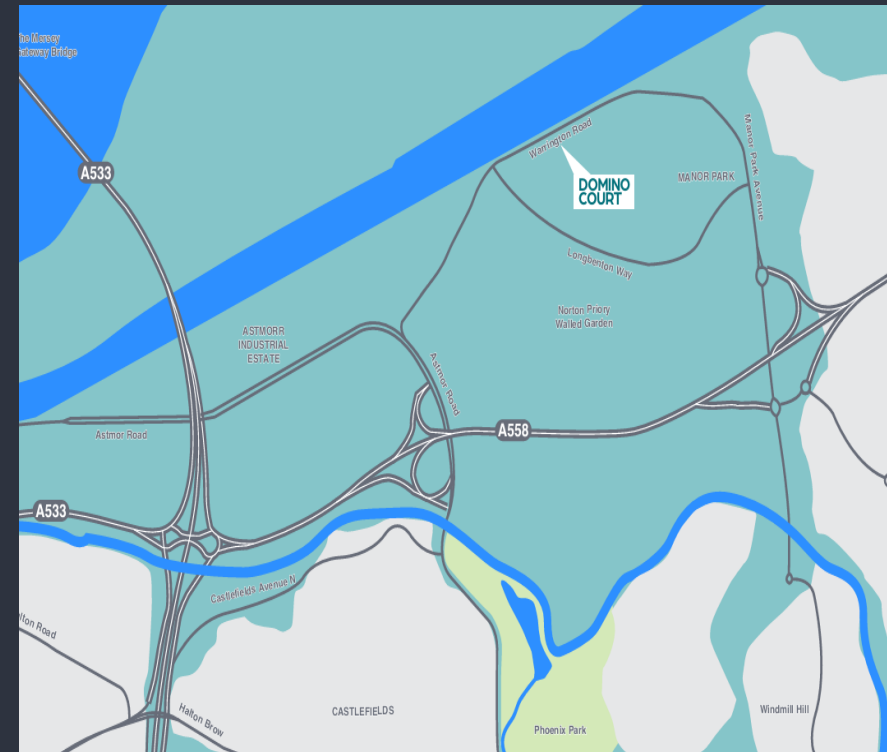
## LOCATION

Domino Court sits on the northern boundary of Manor Park, an established 300-acre industrial and office location in Runcorn, immediately south of the River Mersey. Alongside Astmoor, Manor Park is one of the town's principal industrial areas, home to a number of major occupiers including Matthew Clark, Lidl, B&M Bargains and Howdens, among many others.

The location benefits from excellent connectivity, with easy access to the M56 via junctions 11 and 12, which link to the Daresbury Expressway, the main vehicular route serving the area.

The Daresbury Expressway also provides access to the Mersey Gateway Bridge and, in turn, the wider Liverpool City Region. Domino Court lies approximately 18 miles south-east of Liverpool, 7 miles west of Warrington and 25 miles west of Manchester.

The town further benefits from strong transport links, with Manchester Airport within 20 miles, Liverpool John Lennon Airport within 13 miles, Speke Garston Docks within 9 miles, and Deep Water/Runcorn Docks close by.





## DESCRIPTION

The facility comprises a modern detached self contained industrial unit constructed c.2005 and built to the following specification.

- Profile metal clad elevations
- 7.5m height to underside of haunch
- 8.7m clear eaves height
- Gated, secure service yard
- Ancillary Kitchenette and WC facilities
- 2no. Level access loading doors
- 3.2 tonne crane
- Three phase power supply
- LED Lighting to warehouse areas

## ACCOMMODATION

We have measured the property in accordance with RICS Property Measurement 2<sup>nd</sup> Edition and calculate the property extends to the following Gross Internal Area as defined by the Code of Measuring Practice 6<sup>th</sup> Edition

| DESCRIPTION         | SQ M           | SQ FT         |
|---------------------|----------------|---------------|
| Warehouse           | 1,732          | 18,644        |
| Ground Floor Office | 105.23         | 1,133         |
| First Floor Office  | 105.23         | 1,133         |
| <b>Total</b>        | <b>1942.55</b> | <b>20,909</b> |

## TERMS

New Full Repairing and Insuring Lease or Sale on terms to be agreed

## RENT

Purchase - £2,300,000  
Lease - £200,000 p.a.x

## RATEABLE VALUE

Please refer to VOA

## EPC RATING

C - 64

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction

## ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## VIEWINGS

Strictly by prior arrangement

# CONTACT



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