

UNIT 12 | 4,927 SQ FT

Industrial unit with Office

Unit 12 at Berkeley Court is a recently refurbished industrial unit, situated within a well $maintained\ landscaped\ estate\ benefitting\ from\ LED\ lighting,\ electric\ roller\ shutter\ doors,$ ample on site parking and 5m+ eaves.

Located in a prime industrial location midway between Warrington and Runcorn, 2 miles

Lease Type

New



Unit Summary

- 24 Hour Access
- Flexible Space
- Flectric Roller Shutter Door
- Well Maintained Estate
- WC facilities

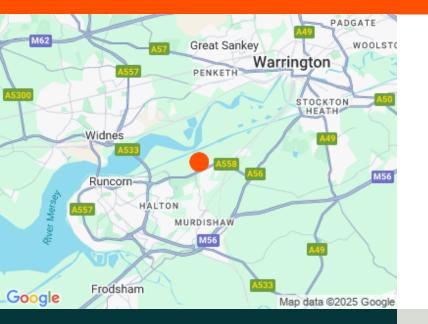
View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£45,100.00	£9.15
Rates	£12,724.50	£2.58
Maintenance Charge	£6,405.10	£1.30
Insurance	£986.00	£0.20
Total Cost	£65,215.60	£13.24



UNIT 12 | BERKELEY COURT



Location

The estate is located in Manor Park, a 300-acre office and industrial park adjacent to the A558 which provides easy access to Junctions 11 & 12 of the M56.



Road M56 - 3.6 miles



Airport Liverpool John Lennon Airport - 10 miles



Rail

Runcorn - 3.4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (44)



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Key Contact



Hannah Craig Senior Customer Engagement Manager

"Hannah joined Indurent in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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