



Industrial

UNIT 12 | BERKELEY COURT

Warrington Road, Runcorn, WA7 1TQ

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 from J11 M56.

Lease Type

New



Unit Summary

- Car Parking
- 24 Hour Access
- Flexible Space
- Electric Roller Shutter Door
- Well Maintained Estate
- WC Facilities

View Floor Plans



	Per Annum	Per Sq Ft
Rent	£45,500.00	£9.23
Rates	£13,500.00	£2.74
Maintenance Charge	£6,405.10	£1.30
Insurance	£986.00	£0.20
Total Cost	£66,391.10	£13.47

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.



For more info please visit: unit.info/U4P0400156

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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)



enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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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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