

To arrange a viewing, please contact FI Real Estate Management on **01257 263 010** or email **enquiries@fi-rem.com**



UNIT 6 & 7

**REFURBISHMENT
AVAILABLE**

 **BOLEYN COURT**
RUNCORN, CHESHIRE WA7 1SR



TO LET.

15,250 SQ FT - 30,574 SQ FT

RENT AVAILABLE ON APPLICATION

0845 500 61 61
www.fi-rem.com

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FI REAL ESTATE
MANAGEMENT

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BOLEYN COURT

RUNCORN, CHESHIRE WA7 1SR

DESCRIPTION

This detached industrial property occupies a very prominent location on Boleyn Court, Manor Park Industrial Estate, with close proximity to the Daresbury Expressway.

The property is of steel portal frame construction with metal clad elevations and a trical flat roof. The accommodation comprises a newly refurbished open warehouse and WC. The property benefits from:

- 4 level access doors
- Reception
- Offices
- Kitchen
- Eaves height 4.8 - 5.7m

LOCATION

Manor Park Industrial Park is located adjacent to the A558 about 4 miles north east of Runcorn town centre. The Estate benefits from direct access to the M56 Junction 11, which is about 2 miles away.

Manor Park is on of the leading business estates in the North West and provides industrial and office accommodation.

USE

We understand that the property has consent for B1/B2 & B8 uses.

SERVICE CHARGE

Available on request.

BUSINESS RATES

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Halton Borough Council.

EPC

TBC

ACCOMMODATION

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Unit 6	15,324	1,423.65
Unit 7	15,250	1,416.77
Unit 6 & 7	30,574	2,839.42

Units can be taken separately or together.



ALL ENQUIRIES

