

**Units 2a & 2b, Sutton Quays Business Park,
Clifton Road, Sutton
Weaver, Cheshire, WA7 3EH**

B8
01925 320 520
www.b8re.com

TO LET

5,964 – 17,927 sq ft (554.1 – 1,111 sqm) available



PREMINELARY ANNOUNCEMENT - INDUSTRIAL / WAREHOUSING UNIT

LOCATION

Sutton Quays Business Park comprises a small complex of industrial buildings on a site approximately 2.7 acres fronting Clifton road, Sutton Weaver close to junction 12 of the M56 Motorway. Clifton Road is the A56 to Frodsham/Chester. There are excellent road communications available to the property which is well situated for serving the immediate local areas – Frodsham, Runcorn, Widnes but also Merseyside, Cheshire and Manchester/Warrington.

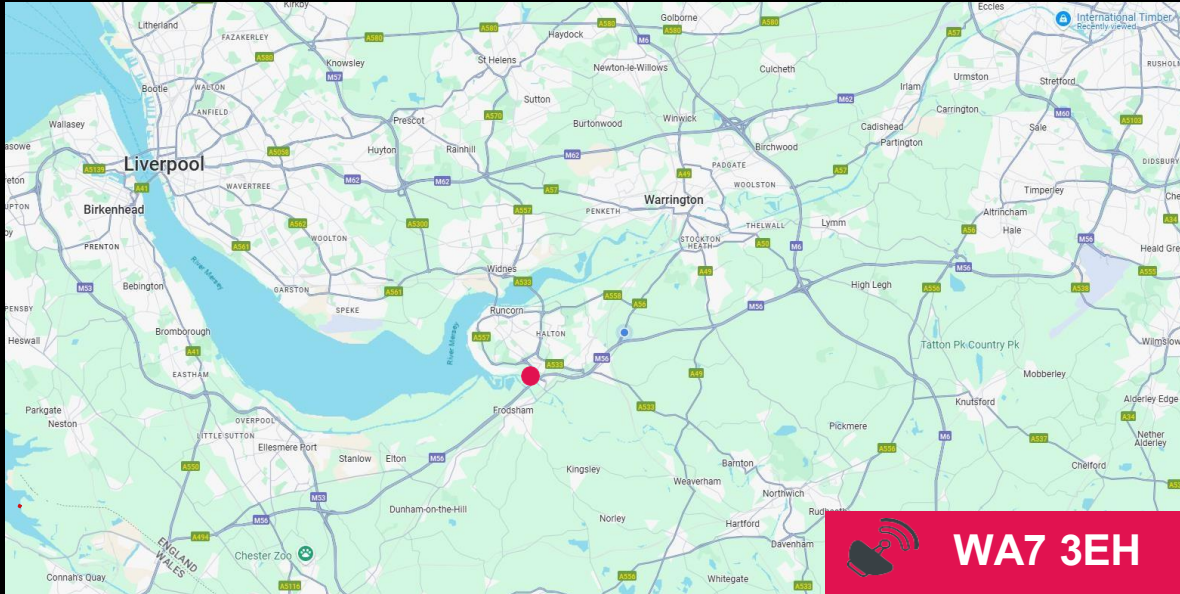
DESCRIPTION

Unit 2a comprises of a single-story steel framed building with brick elevations under a pitched roof incorporating translucent roof panels. Access is via two roller shutter doors. Internally, the unit has a concrete floor with a good eave's height of approximately 7.8 meters. There is an amenity block to side elevation.

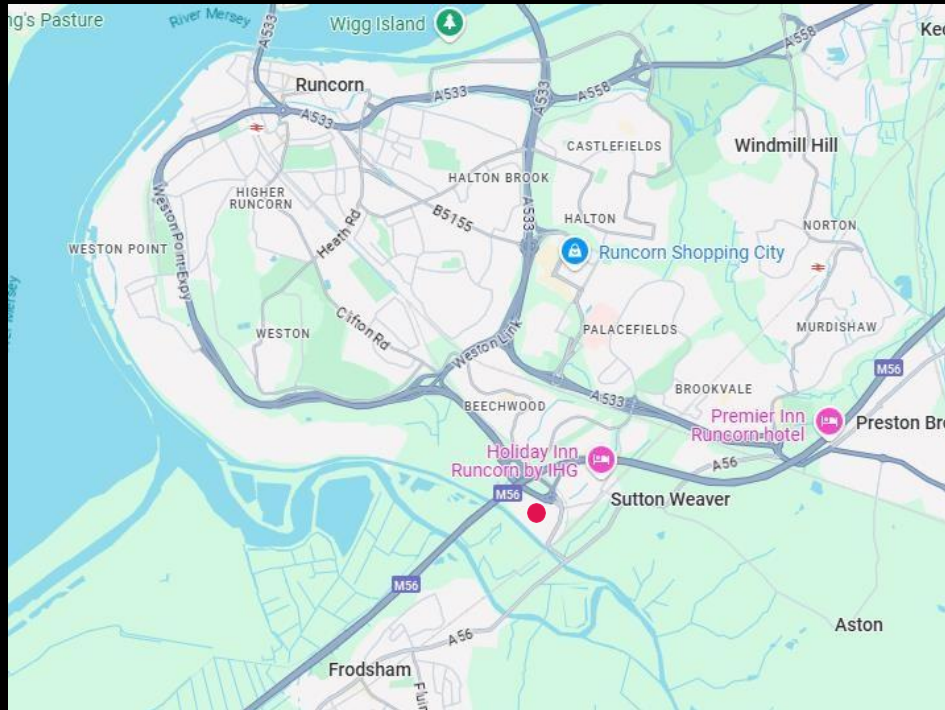
The property also includes:

- Competitive rent / flexible terms
- Three phase electric supply
- 1,600 sq ft ancillary area
- 2 roller shutter doors
- 7.8 metre eave height
- Secure external yard area
- Option to take both units





WA7 3EH



PRICE

Available upon request

TENURE

Available on a leasehold basis.

LEGAL COSTS

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

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.

ESTATE CHARGE

There is a service charge of £1,180 per annum which includes an externally monitored CCTV system.

CONTACT

For further information please contact:-

Sam Paddon
sam@b8re.com
 Tel: 07376 591823

Thomas Marriot
thomas@b8re.com



MISREPRESENTATION ACT: B8RE for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of CBRE or B8RE has any authority to make or give any representation or warranty in relation to this property. March 2025