



## 36 Arkwright Road, Astmoor Industrial Estate, Runcorn, WA7 1NU

Industrial unit available to purchase

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	12,628 sq ft / 1,173.18 sq m
<b>Price</b>	Price on application
<b>Rates Payable</b>	£25,440 per annum
<b>Rateable Value</b>	£53,000
<b>EPC Rating</b>	D (99)

### Key Points

- Freehold
- Secure yard area
- Rare purchase opportunity
- Well established industrial location
- Within 4 miles of Jct 11 & 12 of the M56

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## Summary

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Rates Payable	£25,440 per annum
Rateable Value	£53,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (99)

## Location

The unit is located on Arkwright Road which forms part of the well established Astmoor Industrial Estate, the estate comprises over 2.3m sq ft across an area of 195 acres.

Junction 11 and 12 of the M56 are within 4 miles of the property and are accessed via the A558 Daresbury Expressway. Astmoor Industrial Estate has been enhanced by the Mersey Gateway, a 6-lane toll bridge over the River Mersey, which provides a fast link between the M56 and M62 motorways.

## Description

The property comprises a mid-terraced industrial unit of steel portal frame construction with a combination of blockwork and profile metal clad elevations under a slightly pitched profile metal roof which includes roof lights. The unit benefits from a clear working height of 4m and is accessed via two full height drive-in roller shutter doors, within the warehouse there is lighting via florescent strip lights. Along the rear elevation of the unit is single storey office accommodation which incorporates WC's, kitchen and a reception, the office accommodation has an entrance from the rear footpath.

At the front of the unit is a secure yard area which is walled and has two gated entrances on to Arkwright Road. Within the yard area is an upgraded storage container that benefits from lighting, metal flooring and wall panelling which is 918 sq ft

## Accommodation

The accommodation comprises the following areas:

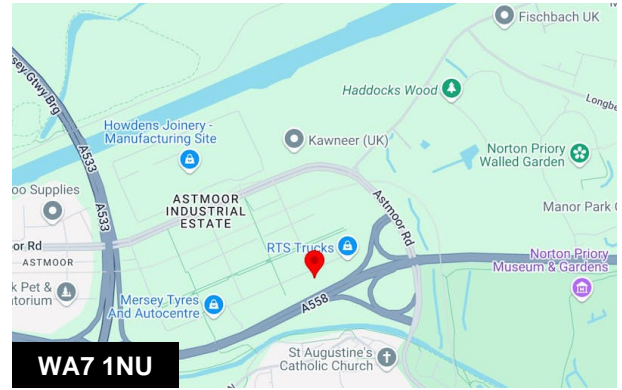
Name	sq ft	sq m
Ground - Warehouse	11,220	1,042.37
Ground - Office	1,408	130.81
<b>Total</b>	<b>12,628</b>	<b>1,173.18</b>

## Terms

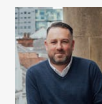
The property is available to purchase at an agreed price.

## Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



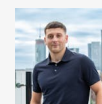
## Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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