

2A/2B
Sutton Quays Business Park
WA7 3EH

B8
01925 320 520
www.b8re.com

TO LET

REFURBISHED END OF TERRACE – TRADE COUNTER UNIT



5,964 – 15,866 SQ FT (554.1 – 1,473.9 SQ M)

LOCATION

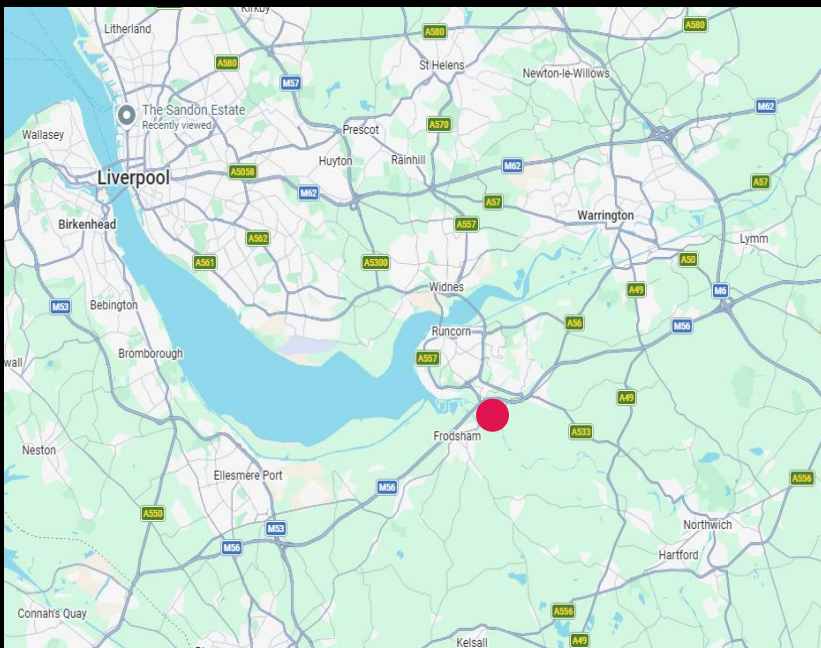
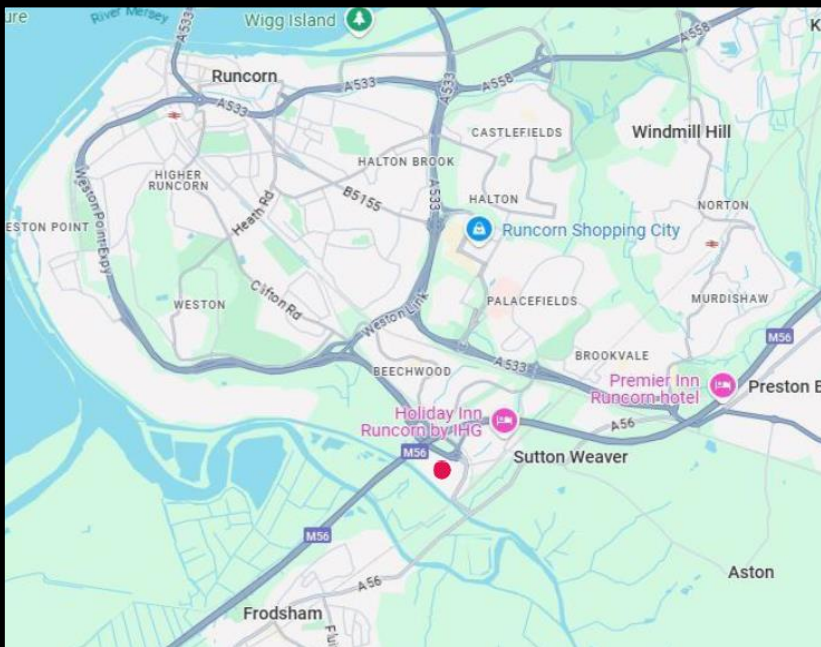
Sutton Quays Business Park comprises a small complex of industrial buildings on a site approximately 2.7 acres fronting Clifton Road, Sutton Weaver close to junction 12 of the M56 Motorway. Clifton Road is the A56 to Frodsham/Chester. There are excellent road communications available to the property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

DESCRIPTION

The properties can be taken together or separately; the units have the following specification:

- New cladded elevations
- 7.8m eaves height
- Open plan warehouse space
- 3 new level access loading doors
- New LED lighting to warehouse
- Office facilities
- WC facilities
- Large customer parking / loading area
- 3 phase power supply
- Unit 2a benefits from overhead craneage up to 10 tonne
- Unit 2a also benefits from a secure yard





TERMS

Available on a new Full Repairing and Insuring lease.
Terms to be agreed.
Price on application.

LEGAL COSTS

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

EPC

Available upon request.

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.

CONTACT

For further information / viewings please contact:

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