

UNIT 1 - 25,591 SQ FT | UNIT 2 - 11,616 SQ FT  
UNITS CAN BE COMBINED TO PROVIDE 37,207 SQ FT



# TO LET UNIT 1&2

ARAGON  
COURT

REFURB IN PROGRESS TO BE COMPLETE JULY 2026

ARAGON COURT  
MANOR PARK INDUSTRIAL ESTATE  
RUNCORN, WA7 1SP

 [faced.herds.pass](https://faced.herds.pass)











# DESCRIPTION

The property is of steel portal frame construction with metal clad elevations and a trocal flat roof. The accommodation consists of an open plan warehouse, with WC's, kitchen and offices located around the perimeter.

	SQ FT	SQ M
Unit 1	25,591	2,377
Unit 2	11,616	1,079
Unit 1 & 2 combined	37,207	3,456
Dedicated Yard	0.22 acres	0.089 hectares

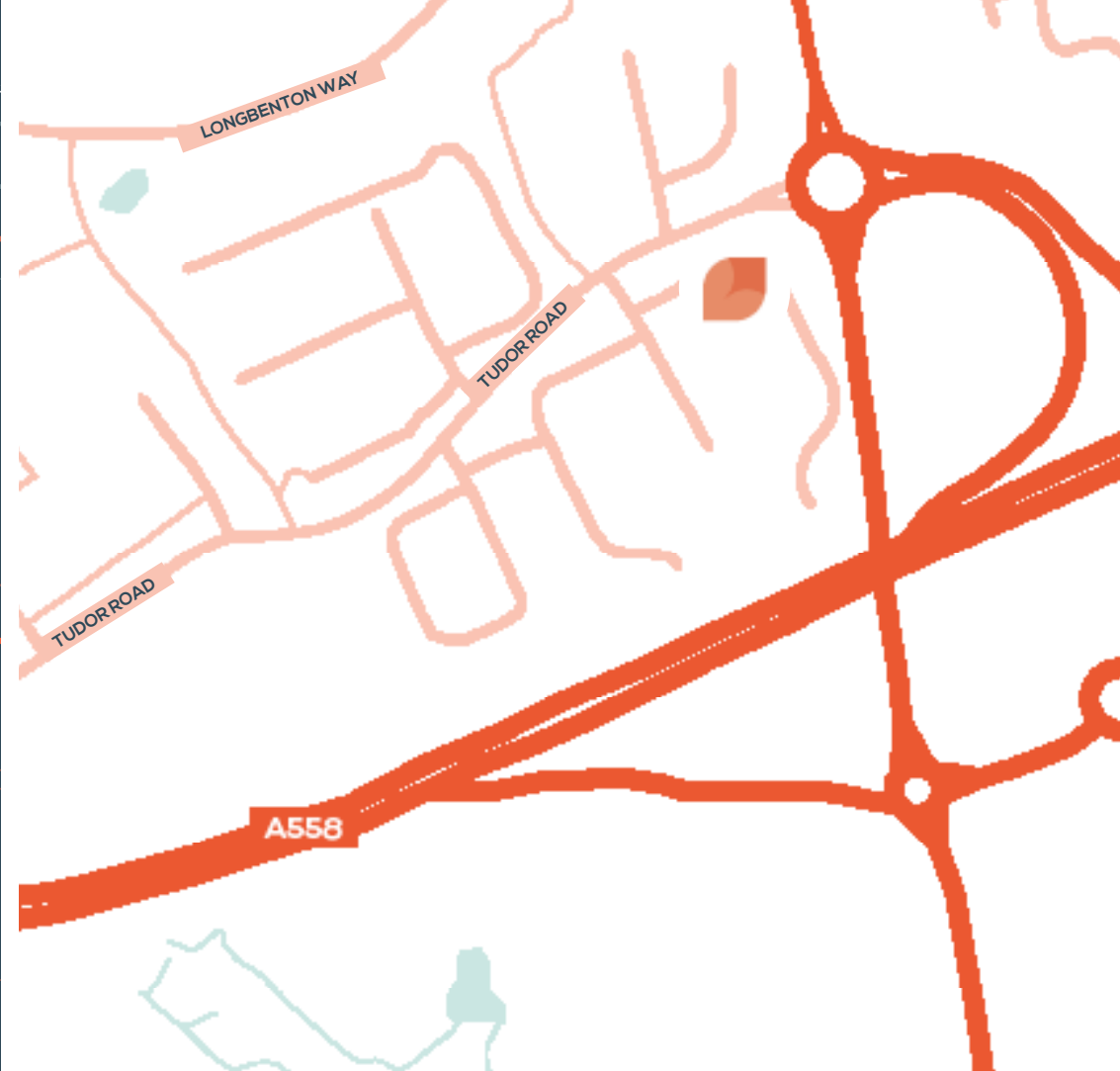
## FEATURES

-  Roller shutter access
-  Reception area
-  WC's
-  Car parking
-  6 meter eaves
-  Dedicated yard area
-  Three phase electric
-  Available separately or combined



# GALLERY





# LOCATION



Manor Park Industrial Estate, Runcorn, is located adjacent to the A558 and is within close proximity to Daresbury Expressway and the motorway network.

Runcorn Town Centre	2.5 miles	5 mins
M56 Junction 11	3 miles	5 mins
M6 Junction 9	10 miles	15 mins
Runcorn Train Station	2 miles	5 mins
Warrington Train Station	7 miles	20 mins



### 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

Available on request.

### LEGAL COSTS

Each party is responsible for their own legal costs associated with the transaction.

### TERMS

The property is available to let on a new FRI lease with terms to be agreed.

### CONTACT US



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