

UNIT 3 | TO LET

15,413 SQ FT

CHRISTLETON COURT
MANOR PARK INDUSTRIAL ESTATE
RUNCORN, WA7 1ST

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An aerial photograph of the Christleton Court industrial estate. The image shows several large industrial buildings with white and grey roofs. Some roofs have solar panels installed. There are numerous loading docks and open bays with various goods and materials stored outside. Several white delivery vans are parked in the yards. The estate is surrounded by green trees and has a paved access road. In the bottom left corner, the text 'CHRISTLETON COURT' is overlaid in white.

CHRISTLETON
COURT



DESCRIPTION

Unit 3 is a mid terrace industrial property, located on the well established Christleton 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 trocal flat roof. The accommodation comprises an open warehouse and ground and first floor office and meeting rooms as well as kitchen and WC facilities.

FEATURES:



5 meter eaves



Loading area and car park



Roller shutter access



Two storey office with reception, kitchen and WC's



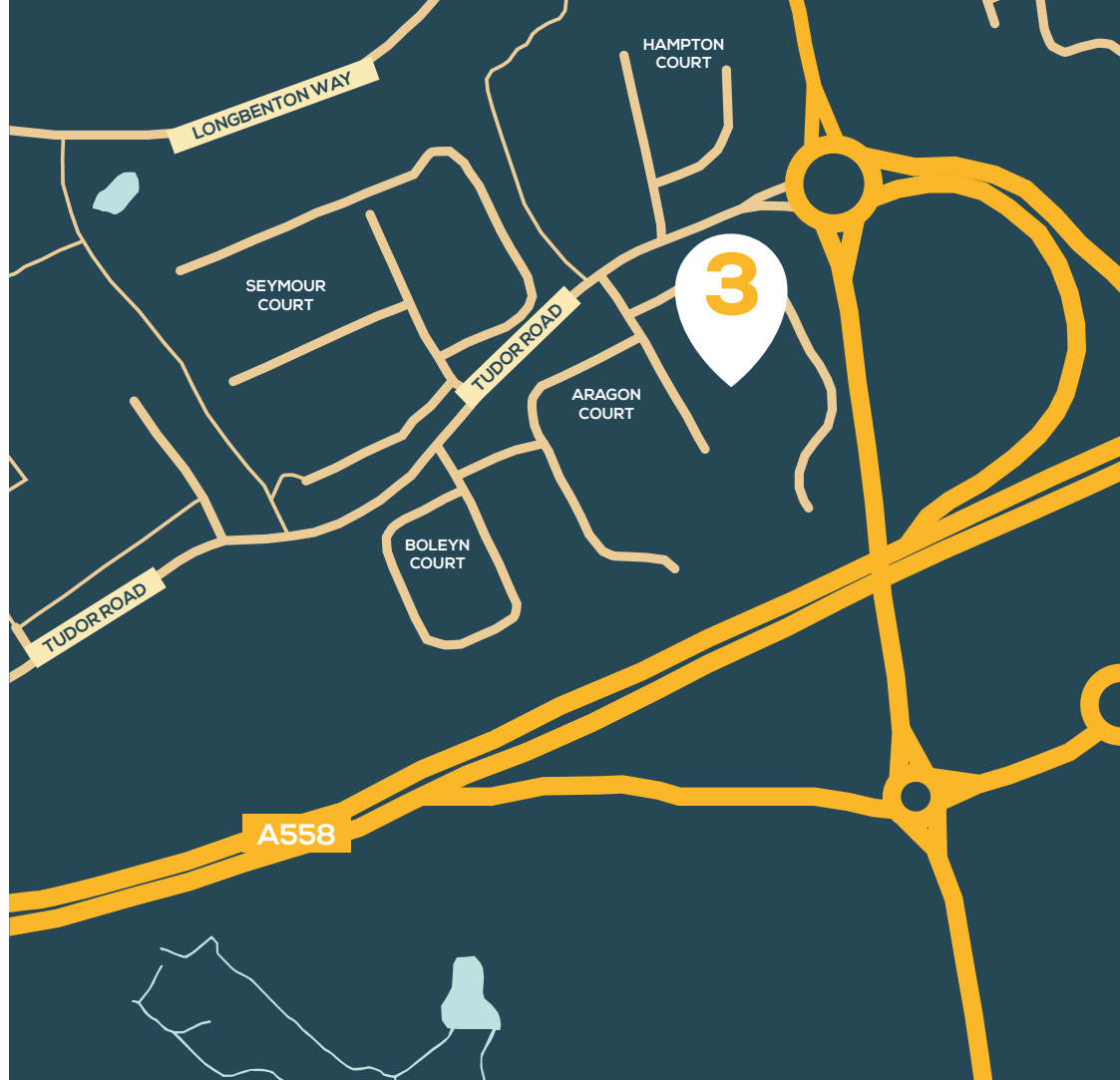
3 phase electric



Bespoke fit out available



Gated yard



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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