



To Let

107,148 sq ft Refurbished Distribution Warehouse in Runcorn - 12m Eaves, Sprinklers & 44m Secure Yard

- Self-contained, secure site
- Easy access to M56, M62, M6 and Liverpool Ports
- Clear internal height between 6 - 12m
- 6 dock level loading doors and 4 level access loading doors
- 44m deep service yard with 21 trailer parking spaces
- To be refurbished

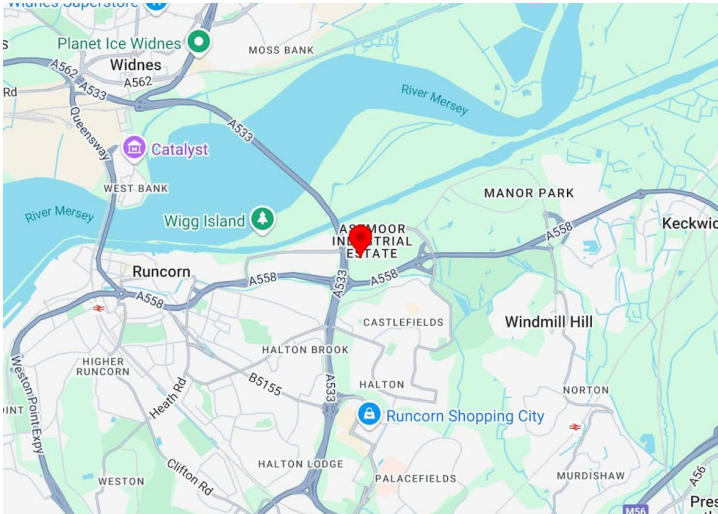
Edison Point

Edison Road, Unit 2 Astmoor Industrial Estate,
Runcorn, WA7 1PY

107,148 sq ft

9,954.37 sq m

Reference: #192081



Summary

Available Size	107,148 sq ft / 9,954.37 sq m
EPC	C (63)

Description

The property comprises a substantial distribution warehouse facility on a secure site and provides an excellent specification, as follows:

- Clear internal height between 6 - 12m
- 6 dock level loading doors and a further 4 level access loading doors
- Substantial service yard with 21 dedicated lorry spaces
- Fully lit and sprinklered
- Two storey open plan office accommodation
- Secure, fully fenced site with a large fully concreted yard providing a depth of 44m to the front of the property and separate staff / customer parking along the western elevation.

Specification

The property is to be fully refurbished.

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