



5 Dalton Court, Astmoor Industrial Estate, Runcorn, WA7 1PU

Quality Business Unit with Office and Stores

Summary

Tenure	To Let
Available Size	1,496 sq ft / 138.98 sq m
Rent	£12,000 per annum
Rates Payable	£3,093.80 per annum
Rateable Value	£6,200
EPC Rating	Upon enquiry

Key Points

- Zero Rates for Small Businesses
- Convenient Location Next to the Mersey Gateway Bridge
- Mezzanine in Situ
- Available Immediately
- Self-Contained
- Good Specification Fit-Out
- Roller Shutter to Front and Rear
- Various Uses Suitable

Location

The property is situated on Astmoor Industrial Estate, to the east of Runcorn Old Town Centre, just off the A533 Express way, which links with Junction 12 of the M56, approximately 3 miles south.

The Mersey gateway Bridge is clearly visible from the property and access to this and the Express way is convenient

Description

A modern mid-terrace business unit incorporating an office suite, workspace and wc facilities to the ground floor. There is a full span mezzanine level for additional storage which is light and benefiting from a two section full length glazed roof.

There is an up and over loading door to the front elevation which incorporated a hinged personal door and window space overlooking landscaping towards Arkwright Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	748	Available
Mezzanine	748	Available
Total	1,496	

Rates

Rateable Value: £6200

Small Business Rates Payable: Nil.

Lease Terms

The property is available on a new tenants Full Repairing and Insuring basis for a flexible term.

Legal Costs

Each party are to be responsible for their own legal costs.

Rental

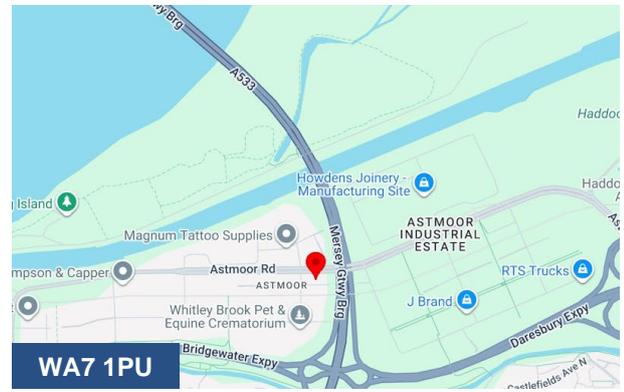
£12,000 Per Annum.

Services

Electric, water and drainage are connected.

VAT

We are advised that VAT is not applicable.



Viewing & Further Information



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