



## Unit 19 Daresbury Court, Evenwood Close, Manor Park, Runcorn, WA7 1LZ

### Modern Offices

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	141.30 to 282.60 sq m / 1,520.94 to 3,041.88 sq ft
<b>Rent</b>	£33,451 per annum
<b>Service Charge</b>	Yes
<b>Rates Payable</b>	£15,817.50 per annum
<b>Rateable Value</b>	£28,500
<b>EPC Rating</b>	C (60)

#### Key Points

- Great Location
- High Specification
- Designated Parking
- 2 Miles to Runcorn Station
- Modern Business Park
- Self Contained
- 2 Miles to M56
- Evenwood Pub Opposite

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## Location

Daresbury is situated approximately 9 miles south west of Warrington, 15 miles east of Liverpool, 18 miles north east of Chester and 30 miles south west of Manchester.

The town benefits from excellent transport communications with Junction 7 of the Liverpool M62 motorway approximately 6 miles via the A557, and Junction 11 of the M56 being approximately 2 miles to the south. The nearby town of Runcorn is just 2 miles away providing excellent rail links, via two railway stations, providing rail links to locations including Warrington, Manchester, Chester and North Wales and frequent services to both Liverpool and London Euston. Manchester and Liverpool John Lennon Airports are also situated within easy reach.

Manor Park is one of the North West's premier business parks comprising approximately 300 acres. The Park is home to a number of leading companies including Eddie Stobart, Lidl, B&M, Matthew Clark, UK Mail and Atos Origin.

Daresbury Court is situated on Evenwood Close, adjacent to Atos Origin and the Evenwood Arms just off Blackheath Lane.

## Description

Daresbury Court comprises a development of modern office units arranged around a central courtyard within an attractive landscaped setting. The specification briefly comprises;

Attractive brick elevations and tiled roofs Full height glazed entrance areas  
Raised carpeted floors with integral power and communication sockets  
Suspended ceilings with recessed lighting  
Central heating via hot water radiators  
Double glazing throughout  
Male and female WCs and disabled WC facilities are provided  
Generous designated parking  
Fully DDA compliant  
Mature woodland setting

## Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft
Ground - Office	Ground	1,520.94
1st - Office	1st	1,520.94
<b>Total</b>		<b>3,041.88</b>

## Lease Terms

Flexible Lease lengths are available from 18 months and longer, on a Tenant's effectively Full Repairing & Insuring basis.

## Rental

Current passing rent £33,451 per annum plus VAT.

The above rental equates to just £11 psf.

Significant rent-free incentives are available subject to status.

## VAT

We are advised that VAT is applicable to the above rental.

## Services

All main services are connected.

There is a gas fired heating system to radiators and air-conditioning installed.

## Legal Costs

Each party are responsible for their own legal costs.





