



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

Modern Offices

Summary

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

Key Points

- Great Location
- Modern Business Park
- High Specification
- Self Contained
- Designated Parking
- 2 Miles to M56
- 2 Miles to Runcorn Station
- 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
Total		3,041.88

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.



