

**4 Goddard Road, Astmoor Industrial Estate, Runcorn, WA7 1QF****Large Unit With Enclosed Yard****Summary**

Tenure	To Let
Available Size	6,408 sq ft / 595.32 sq m
Rent	£42,000 per annum
Rates Payable	£21,240 per annum
Rateable Value	£44,250
EPC Rating	C

Key Points

- Large Enclosed Yard
- Available Immediately
- Mezzanine In Situ
- Electric Dual Roller Shutter
- EV Charging Points Included
- Variety of Uses Considered
- Popular Industrial Estate
- Office Content Within

Location

The unit is located with the Astmoor estate within Runcorn, which is a Town on the southern bank of the River Mersey, approximately 10 miles south-east of Liverpool and 6 miles south-west of Warrington.

The Town has good access to the M56 motorway and is well placed for easy access to both Liverpool and Manchester Airports. The town also has mainline railway links. Runcorn was one of the post war new towns developed to ease overspill from Liverpool. As a result, it has a high social housing consent, but benefits from a modern road system.

Astmoor Industrial Estate is located to the north-east of the town centre, sandwiched between the Daresbury expressway A533 and Manchester Ship Canal to the north.

Description

Here at Morgan Williams we have been instructed to bring to the rental market this modern industrial unit with mezzanine level already in situ in addition to an enclosed yard with EV charging ports.

Immediately as you enter the estate this unit is held within a smaller forecourt which houses 8 other units, Unit 4 holds the most prominence being an end terrace enabling the highest potential for advertising given its stature within the estate and corner position. Upon entry into the yard which is secured via two metal fences, one to enter the forecourt and the second to set foot within the boundary of the premises.

Internally upon entering the unit, you are greeted with numerous rows of racking with an internal eaves of approximately 4 meters throughout. Additionally, the space is mostly open plan and included 2 up and over loading doors ideal for deliveries and exporting goods too and from.

Toward the rear of the unit holds the various offices suites and work areas suitable for their current profile being used as extra office space and admin stores, in conjunction with the kitchen and w/c facilities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Unit	6,408	Available
Total	6,408	

Rental

£42,000 per annum only £6.55 psf.

Services

All mains services are connected.

Lease Term

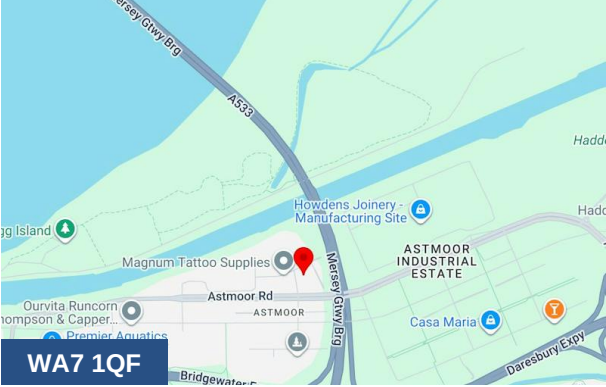
Available by way of a new tenants full repairing and insuring lease for a minimum 3 year term.

VAT

We are advised the VAT status is to be confirmed.

Legal Costs

Each party are to bear their own legal costs throughout the transaction.



Viewing & Further Information



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