

TO LET

UNIT 11

 **BEESTON COURT**
RUNCORN, CHESHIRE. WA7 1SR

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3,241
sq ft




3,241
sq ft

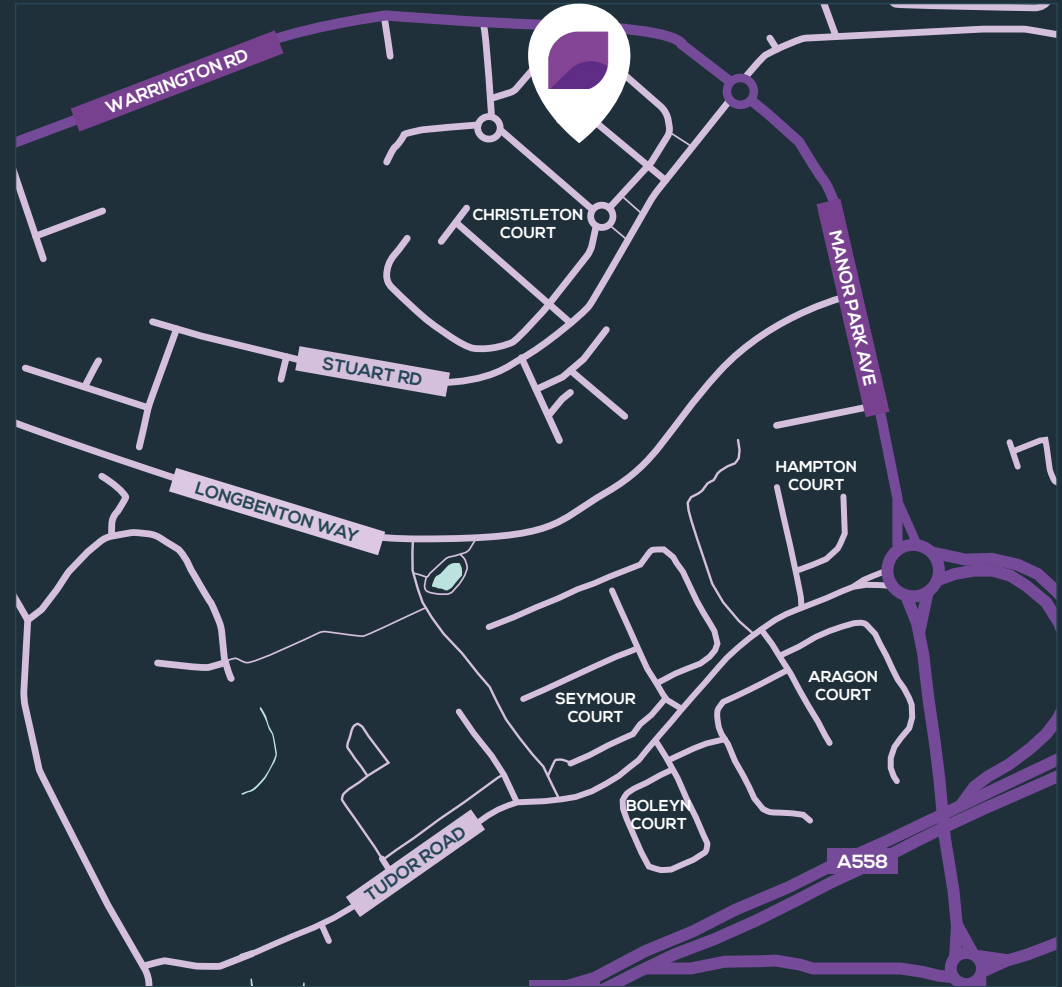
DESCRIPTION

Unit 11 Beeston Court is end terrace industrial unit, extending to 3,241 sq ft. Accommodation is provided over ground floor, and comprises an open plan warehouse and WC facilities. There is a loading area to the rear, with access provided via a roller shutter door.

The property is of steel portal frame construction with metal clad elevations and flat roof.

FEATURES:

-  4m eaves height
-  Roller shutter door
-  Loading area to the rear
-  Car parking at the front and rear
-  3 phase electric
-  WC facilities
-  24/7 access



LOCATION

Manor Park Industrial Estate is located adjacent to the A558 about 4 miles north east of Runcorn town centre. The Estate benefits from direct access to the M56 Junction 11, which is about 2 miles away.

Manor Park is one of the leading business estates in the north west, providing both office and industrial accommodation in a landscaped environment.

Liverpool	17 miles
Chester	18 miles
Manchester	27 miles
Liverpool John Lennon Airport	10 miles
Runcorn Train Station	2.5 miles
Warrington Train Station	7 miles



USE

We understand that the property has consent for B1/B2 & B8 uses.

SERVICE CHARGE

Available on request.

BUSINESS RATES

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Halton Borough Council.

EPC

Available on request

LEGAL COSTS

Each party is responsible for their own legal costs associated with the transaction.

TERMS

The property is available to let on a new FRI lease with terms to be agreed.

CONTACT US



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