

UNIT 1 - 25,591 SQ FT | UNIT 2 - 11,616 SQ FT
UNITS CAN BE COMBINED TO PROVIDE 37,207 SQ FT



TO LET UNIT 1&2

ARAGON
COURT

REFURB IN PROGRESS TO BE COMPLETE JULY 2026

ARAGON COURT
MANOR PARK INDUSTRIAL ESTATE
RUNCORN, WA7 1SP

 faced.herds.pass











DESCRIPTION

The property is of steel portal frame construction with metal clad elevations and a trocal flat roof. The accommodation consists of an open plan warehouse, with WC's, kitchen and offices located around the perimeter.

	SQ FT	SQ M
Unit 1	25,591	2,377
Unit 2	11,616	1,079
Unit 1 & 2 combined	37,207	3,456
Dedicated Yard	0.22 acres	0.089 hectares

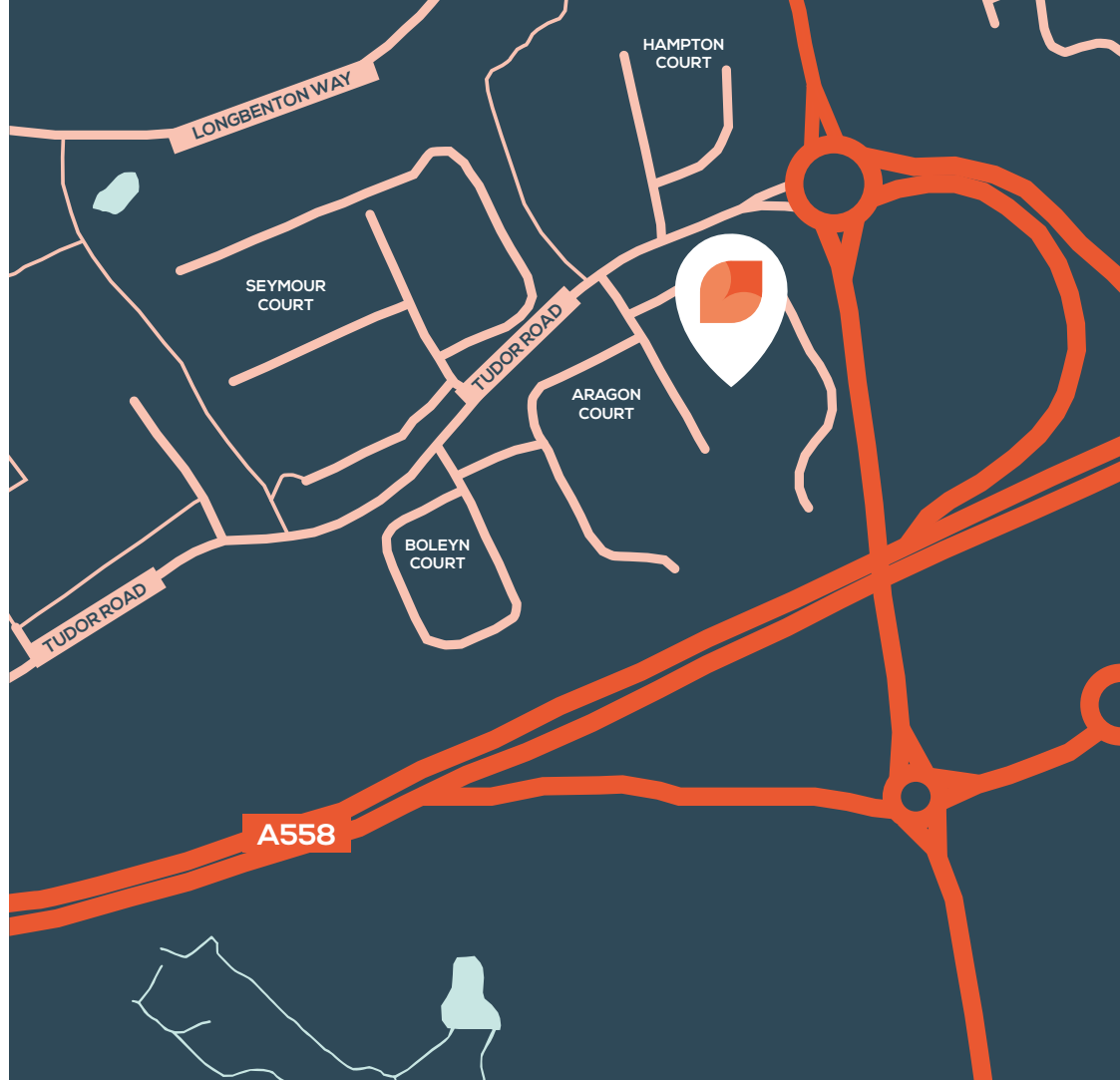
FEATURES

-  Roller shutter access
-  Reception area
-  WC's
-  Car parking
-  6 meter eaves
-  Dedicated yard area
-  Three phase electric
-  Available separately or combined



GALLERY





LOCATION



Manor Park Industrial Estate, Runcorn, is located adjacent to the A558 and is within close proximity to Daresbury Expressway and the motorway network.

Runcorn Town Centre	2.5 miles	5 mins
M56 Junction 11	3 miles	5 mins
M6 Junction 9	10 miles	15 mins
Runcorn Train Station	2 miles	5 mins
Warrington Train Station	7 miles	20 mins



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



Ryan White
rwhite@fi-rem.com
07352 742 761

Jack Clarke
jclarke@fi-rem.com
07345 456 356



Remi Smith
remi.smith@avisonyoung.com
07908 794 551

Gabriel Davies
gabriel.davies@avisonyoung.com
07825 963 397



Phil Morley
phil.morley@lm6.co.uk
07976 288 497



Thomas Marriott
thomas@b8re.com
07769 250 494