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To Let - Office Accommodation - 6,447 sqft



Hampton Court, Manor Park, Runcorn, Cheshire, WA7 1TT

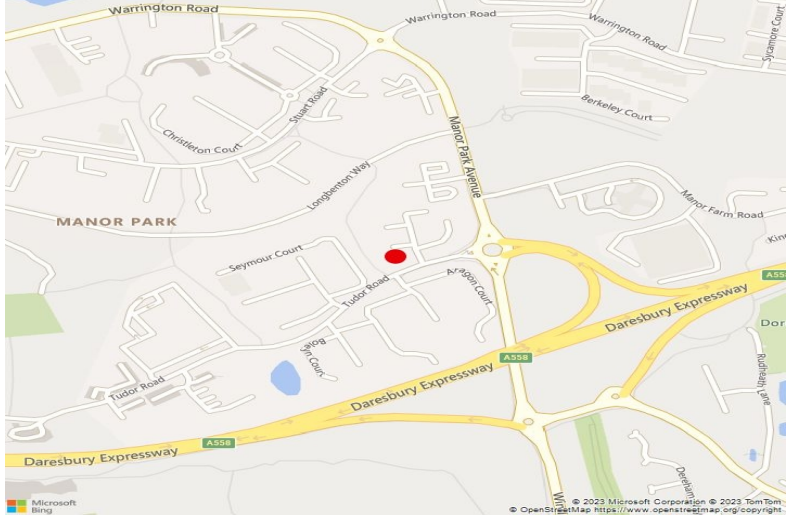
## FEATURES

- Suspended Ceilings
- Flexible Floor Space Configuration
- Raised Floors with Floor Boxes
- Recessed Cat. II lighting
- 28 Dedicated Onsite Parking Spaces

## CONTACT

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**LOCATION**

Hampton Court is located on Tudor Road and forms part of the Manor Park Business Park, an established business location between Runcorn and Warrington.

Manor Park benefits from excellent road communications being close to the M56 which links North Wales, Chester and Cheshire to the M6 and Manchester.

The park lies 12 miles East of Liverpool and 7 miles West of Warrington. The Runcorn Widnes Bridge is also in close proximity providing ease of access to Liverpool and the M57 and M62 motorways.

Runcorn Train Station is located approximately 2 miles from the scheme and provides direct access to London and all other UK mainline stations.

**DESCRIPTION**

Hampton Court is a modern, single storey, self-contained office building, set within a mature landscaped business park environment.

**MEASUREMENTS**

Hampton Court is a modern, single storey, self-contained office building, set within a mature landscaped business park environment. The building enjoys a prominent frontage on Tudor Road.

Accessed through a central reception foyer, the building provides a flexible L configured floorplate with a high level of natural light.

The building benefits from modern, open plan office space with some private meeting rooms.

**RENT**

The property is available to rent at £12 Per Sq Ft.

**BUSINESS RATES**

The property currently has a rateable value of £53,000.

Business rates payable for 2024/5 are expected to be around £28,938.00 (£4.49 per sqft).

**TERMS**

The premises are immediately available by way of a new full repairing and insuring lease.

**EPC**



**AML REGULATIONS**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view: (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.