

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

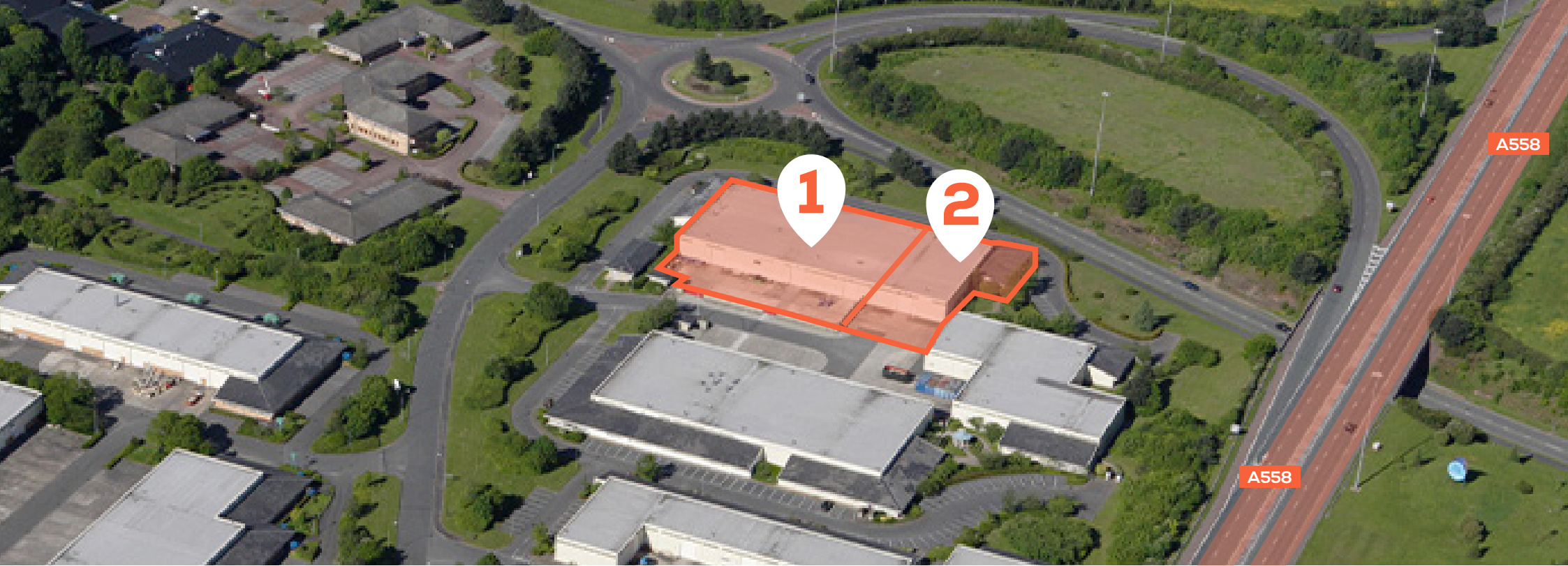


# TO LET UNIT 1&2

ARAGON  
COURT

ARAGON COURT  
MANOR PARK INDUSTRIAL ESTATE  
RUNCORN, WA7 1SP

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# ABOUT THE UNIT

The property is of steel portal frame construction with metal clad elevations and a trocal flat roof. The accommodation is mainly open plan warehouse with W/Cs, kitchen and office/reception area around the perimeter.

Unit 1	25,591 sq ft
Unit 2	11,616 sq ft
Unit 1 & 2 combined	37,207 sq ft

## FEATURES

-  Roller shutter access
-  Reception area
-  W/C's
-  Car parking
-  6 meter eaves
-  Combinable unit
-  Dedicated yard area
-  Three phase electric



# GALLERY





# OUR LOCATION

Manor Park Industrial Park in Runcorn is located adjacent to the A558 within close proximity to Daresbury Expressway and motorway networks.

Runcorn Town Centre	4 miles
M56 Junction 11	5 miles
M6 Junction 9	10 miles
Runcorn Train Station	4.5 miles
Warrington Train Station	5 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.

## ACCOMMODATION

Units can be taken separately or together.

ARAGON COURT, MANOR PARK INDUSTRIAL ESTATE, RUNCORN, WA7 1SP

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## CONTACT US



**FI** REAL ESTATE  
MANAGEMENT

**0845 500 61 61**

[enquiries@fi-rem.com](mailto:enquiries@fi-rem.com)

[www.fi-rem.com](http://www.fi-rem.com)

Curt Parkinson

✉ [cparkinson@fi-rem.com](mailto:cparkinson@fi-rem.com)

☎ 07341 991 759



# ARAGON COURT

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