



**ASTMOOR POINT**  
INDUSTRIAL ESTATE

**LAST UNITS AVAILABLE**

**5,520 SQ FT**



## **SPECIFICATION**

 **9M TO HAUNCH**

 **MEZZANINE, OFFICE  
AND KITCHENETTE**

 **ELECTRIC ROLLER DOORS**

 **3 PHASE ELECTRIC**

 **DEDICATED PARKING**

 **ONSITE CYCLE PARKING**

 **EV CHARGING AVAILABLE**

 **BESPOKE FIT OUT AVAILABLE**

**ASTMOOR POINT, ASTMOOR INDUSTRIAL ESTATE,  
HARDWICK ROAD, RUNCORN, WA7 1PH**

## LOCATION

Astmoor is one of the largest industrial estates in Runcorn, and benefits from the Mersey Gateway Bridge which has further enhanced connectivity.

It is situated to the east of Runcorn benefitting from good links to the M56 motorway via the A558 and A56.



<b>Manchester</b>	30 miles
<b>Liverpool</b>	20 miles
<b>Chester</b>	20 miles

## DESCRIPTION

New build flexible industrial/warehouse units finished to a shell specification. Unit 1 benefits from a kitchenette, office, 9m to haunch, a roller shutter door and ample parking. Bespoke fit out packages are available.



<b>Ground Floor</b>	2,777 sq ft
<b>Mezzanine</b>	1,198 sq ft
<b>Total</b>	3,975 sq ft

## USE

B1/B2 and B8 uses.

## RENT

Available on application.

## VAT

All prices quoted are exclusive of VAT at the prevailing rate.

## SERVICE CHARGE & INSURANCE

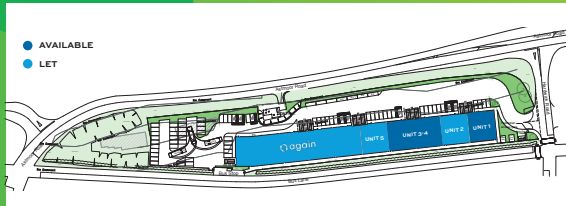
Available on application.

## BUSINESS RATES

Tenant should check the rates payable with the local rating authority.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred based on the transaction.



**ENQUIRE NOW**



**FI** REAL ESTATE  
MANAGEMENT

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