



**ASTMOOR
INDUSTRIAL ESTATE**
RUNCORN



**CHADWICK
ROAD**
ASTMOOR INDUSTRIAL ESTATE

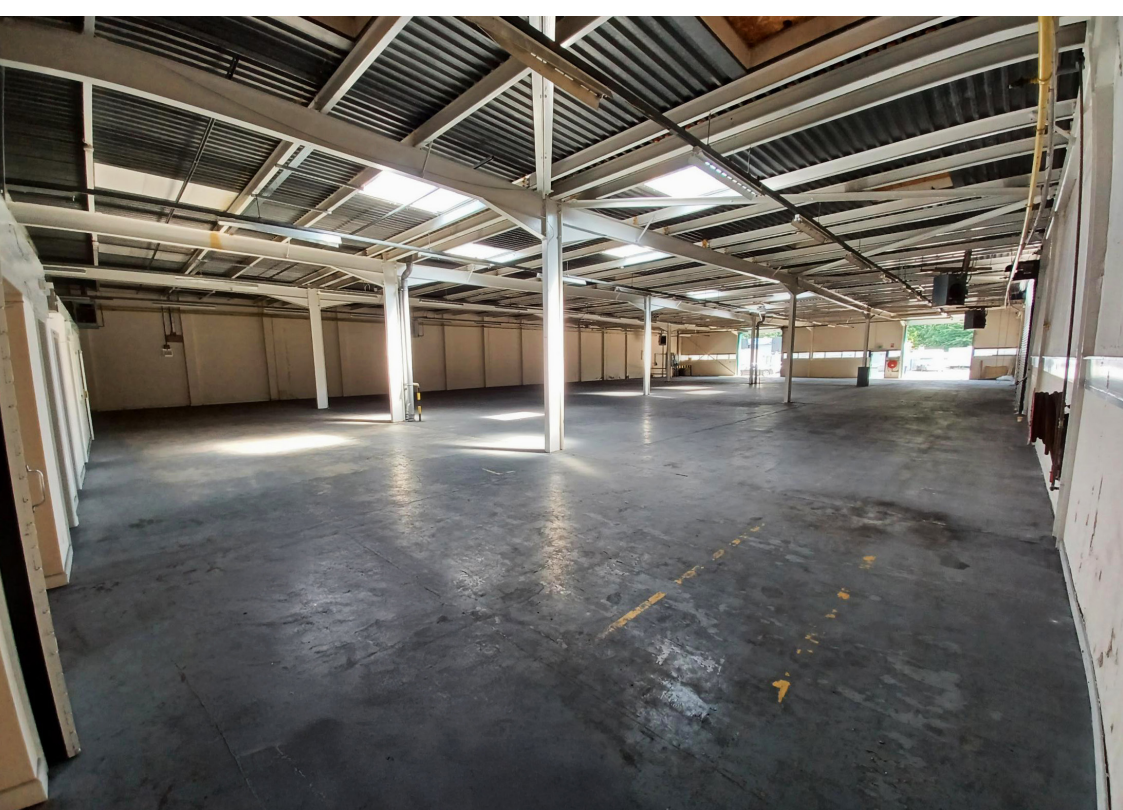
TO LET | UNIT 97

12,790 sq ft

RUNCORN, CHESHIRE WA7 1PF

/// bikes.waddle.proof





DESCRIPTION

This end terrace industrial property occupies a very prominent location off Chadwick Road on Astmoor Industrial Estate. The property is of steel portal frame construction with metal clad elevations and a asphalt roof. The accommodation comprises a reception, office area, WCs and a warehouse.

FEATURES



Large yard



3 Roller shutter doors



Eaves height 4.25 metres



Loading access front and side



Dedicated office space with WC facilities

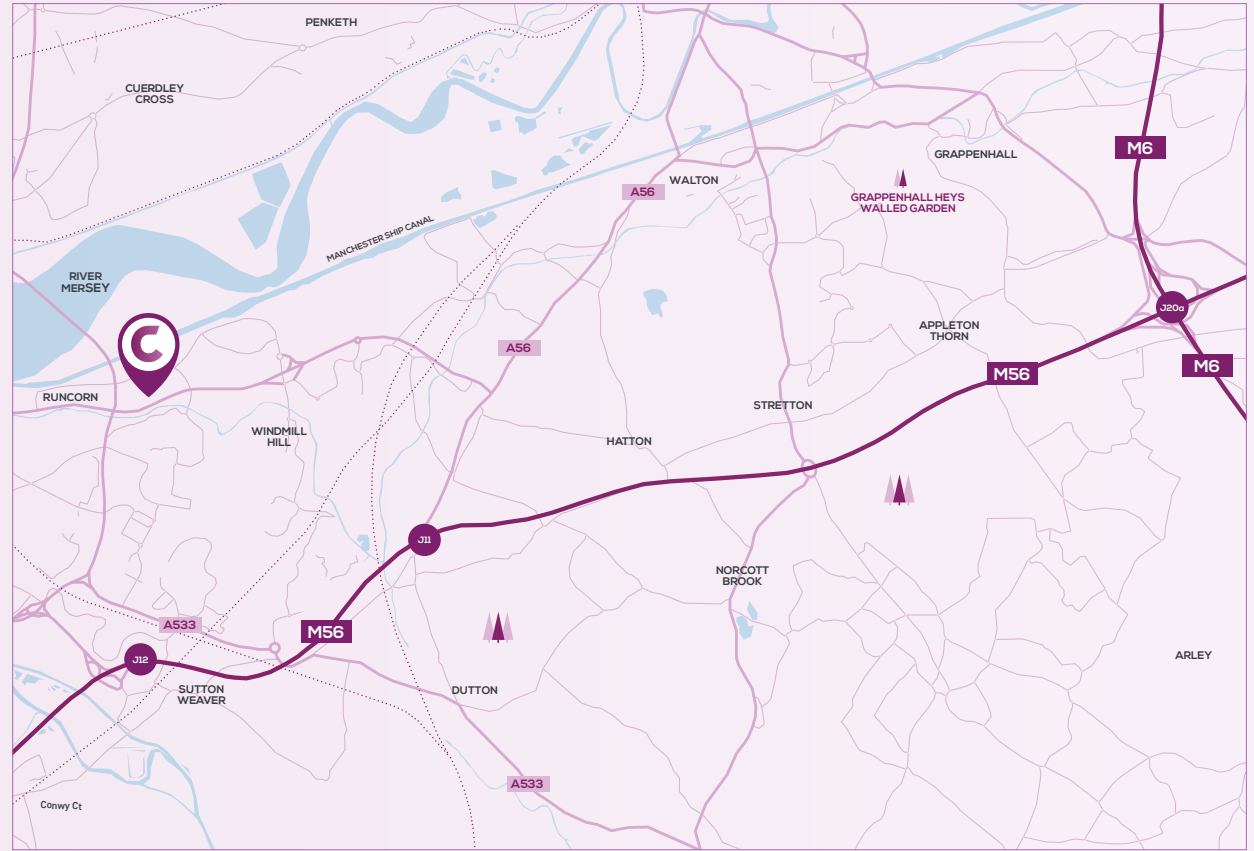
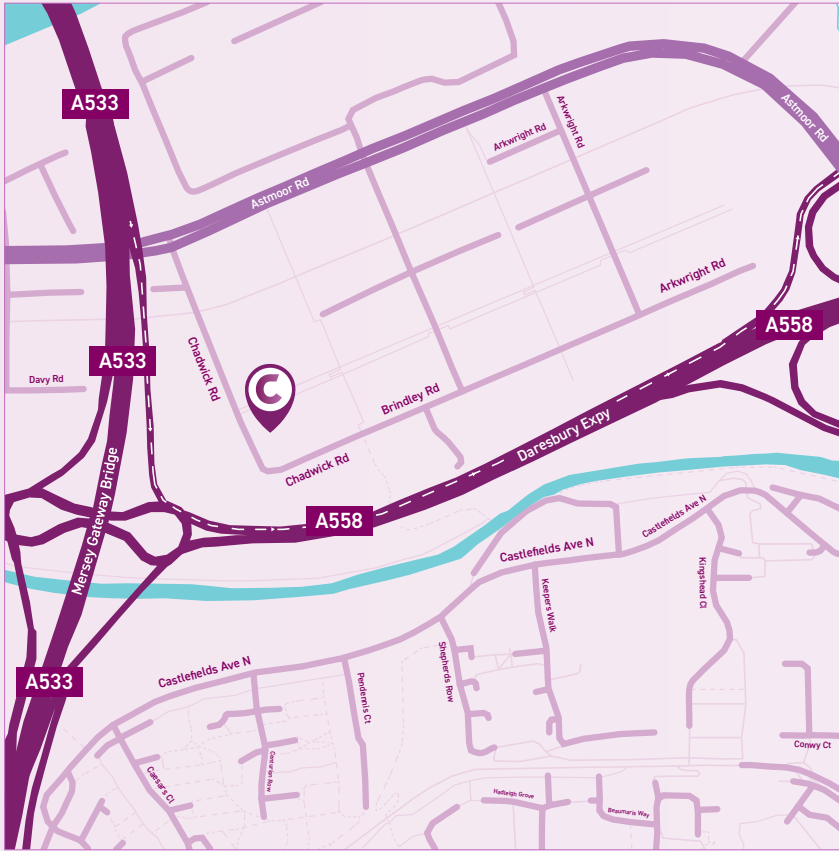


Car parking



3 phase power

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
TOTAL	12,790	1,188.23




LOCATION

Astmoor is one of the largest industrial estates in Runcorn, and now benefits from the new Mersey Gateway Bridge which has further enhanced connectivity, attracting a huge variety of occupiers.

Astmoor Industrial Estate is situated to the east of Runcorn and benefits from excellent road connectivity, with easy access to the M56 motorway via the A558 and A56.

Manchester	30 miles
Liverpool	18 miles
Chester	20 miles

 Mersey Gateway link to Astmoor Industrial Estate

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



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