

01925 822112  
www.obiproperty.co.uk

**OBI**

To Let - Office Accommodation - 3465 sqft



1 Evolution Park, Manor Farm Road, Manor Park, Runcorn,  
Cheshire, WA7 1HR

## FEATURES

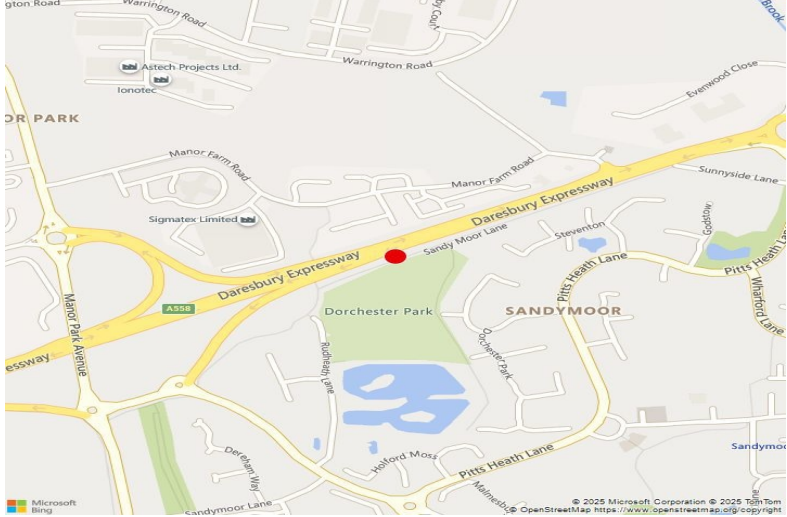
- Modern, open plan office space with glass partitioned meeting room,
- Large kitchen / break-out area
- Air-conditioning throughout
- 17 dedicated onsite car parking spaces
- 3 x EV Chargers

## CONTACT

Greg O'Hara  
gohara@obiproperty.co.uk  
01925 822112



OBI - Suite G-08 Chadwick House, Birchwood Park, Birchwood, Warrington, WA3 6AE - 01925 822112



**LOCATION**

Evolution Park is situated on Manor Farm Road forming 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**

Evolution Park is a modern business park comprising high-quality, refurbished office space.

The accommodation is modern and open plan with some partitioned office space.

We are currently marketing Building 1 To Let, which measures 3,465 sqft.

The Park is located in Manor Park, Runcorn and is well served by excellent communications - the M56/M6 motorways are close by and Manchester and Liverpool are only a short drive away.

**MEASUREMENTS**

Evolution Park comprises four self-contained office buildings, set within a mature landscaped business park environment.

The modern open plan office space benefits from:  
 Glass partitioned meeting room / Air conditioning throughout / Large Kitchen/Breakout area / 17 Dedicated car parking spaces.

The building has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation

Building 1 - 3,465 sqft

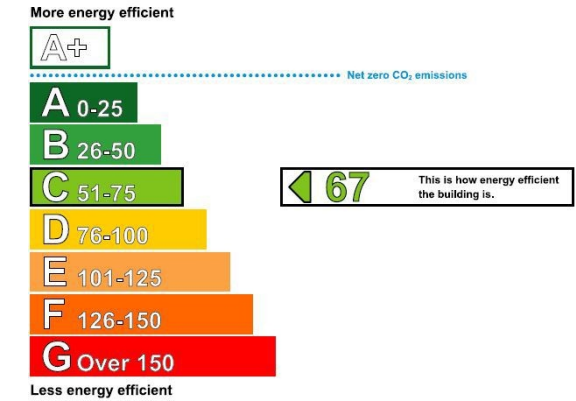
**RENT**

The property is available to rent at £12.50 Per Sq Ft.

**SERVICE CHARGE**

There is a service charge payable of £2 per sqft to cover services, facilities and building maintenance.

**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 - OBI 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 officer 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.