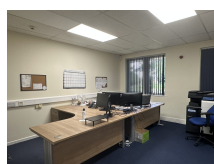


Dee House, Hampton Court, Tudor Road, Manor Park, Runcorn, Cheshire, WA7 1TT

📏 SIZE - 5,627 SQ FT

💎 FOR SALE - £795,000

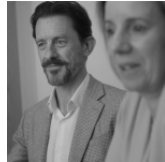




INTERESTED IN THIS

Make an enquiry

Contact our team to register your interest in this property and to get more details.

**Jonty Goodchild**

01244 311 681

07968 160 277

jonty@boltonbirch.com

DETAILS

Dee House, Hampton Court

Quick Overview

Modern detached single storey office building.

Finished to a good modern spec to include air conditioning.

28 private allocated car parking spaces.

Professional office setting in an appealing matured landscaped environment

Location

Dee House is located within the successful and sought after Manor Park Business Park which offers a professional office setting in an appealing matured landscaped environment. Dee House sits within Hampton Court which is accessed just off Tudor Road, strategically positioned between Runcorn and Warrington. Immediate access to the M56 connects seamlessly to North Wales, Chester, the M6, and Manchester. The Runcorn–Widnes Bridge nearby picks up the M57/M62, offering swift regional reach. Runcorn Train Station is just 2 miles away, providing national rail connectivity including direct access to London.

Description

Dee House is a detached modern purpose built office building set in its own grounds and car park. The property is single storey in nature. It comprises office space finished to a good modern specification to include air conditioning, double glazed window units / entrance doors, fitted carpets, bespoke reception desk, fitted kitchen and generous male and female WC facilities. The layout as constructed is open plan in nature but the property has been partitioned out to provide a large open reception and waiting area, formal board room and a series of different sized private offices. The opportunity obviously remains for a purchaser to easily alter the layout of the internal partitioning to suite their specific requirements and potentially revert back to a more open plan format if so required.

Accommodation

The property has been measured basis in accordance with the RICS Code of Measuring Practice as follows:

Ground Floor Offices: 5,627 Sq Ft (522.7 Sq M)

Ground Floor WC's / Plant Room: 399 Sq Ft (37.0 Sq M)

Parking

A particular feature of Dee House is the generous private car parking which comes with the property comprising of 28 allocated spaces.

Tenure

The property is held by way of 999 year lease from 25th December 1989 at an annual ground rent of £625. A copy is available upon request.

Price

£795,000 exclusive

VAT

We are advised that VAT will be charged on the sale.

Service Charge

There is an estate service charge to cover a proportional cost of maintaining the grounds of Hampton Court. Further information is available upon request.

Business Rates

The Valuation Office Agency Website (www.gov.uk/correct-your-business-rates) has a current Rateable Value assessment of £70,000 creating an estimated rates payable of £33,600 per annum. Please contact the Business Rates Department directly for confirmation.

Energy Performance

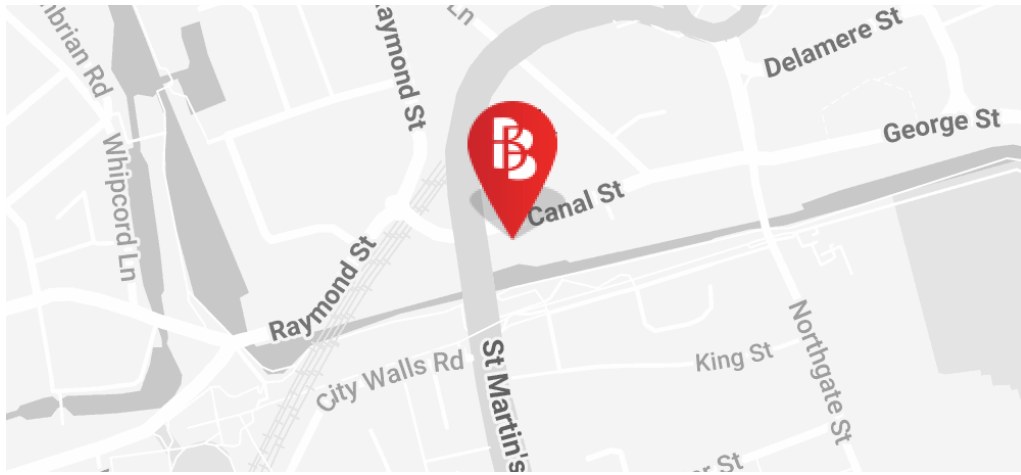
The property has an Energy Performance Asset Rating of C74 which expired in 2025. We are currently awaiting an updated Energy Performance Certificate which will be available upon request.

Code For Leasing Business Premises

We draw your attention to the RICS Code for Leasing Business Premises which came into effect on 1st September 2020, a full copy of which is available for viewing via [this link](#)

Subject to contract

MISREPRESENTATION ACT 1967. Bolton Birch for themselves and for the vendors or lessors of this property whose agents they are, give notice that: These particulars do not constitute, nor constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Bolton Birch or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give and neither Bolton Birch, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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