



# TO LET

**Jensen Court, Astmoor Industrial Estate, Runcorn, WA7 1SQ**

Modern refurbished industrial / warehouse / business units

2,984 – 9,683 sq ft (277.22 – 899.6 sq m)

**LegatOwen**  
CHARTERED SURVEYORS

## Description

Jensen Court comprises fully refurbished industrial / warehouse and manufacturing units arranged around a central service courtyard and the units benefit from:

- Steel frame construction
- Profile metal sheet cladding
- Translucent roof panels
- Dedicated rear servicing
- Office / staff accommodation
- Landscaped environment
- High ratio of car parking

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

Unit	Size		Quoting Rent	Rateable Value	EPC	Availability
	Sq ft	Sq m				
Unit 2	3,895	361.8	£37,820	£24,000	TBA	Available
Unit 5	6,054	562.4	£52,609	£36,500	TBA	Available
Unit 8	2,984	277.2	£28,975	£18,250	TBA	Available
Unit 11	3,840	356.7	£37,286	£23,250	TBA	Available
Unit 14	9,683	899.6	POA	£52,500	TBA	UNDER OFFER

## Terms

The units are available on new leases for a term of years to be agreed.

## Rent Deposit

A rent deposit may be requested dependent on credit checks





## Maintenance/Service Charge

The property is subject to a maintenance rent/service charge for the common areas of the estate.

## Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## Legal Costs

Each party is responsible for their own legal costs.

## VAT

All terms will be subject to VAT at the prevailing rate.

## Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

## Anti-Money Laundering Regulations

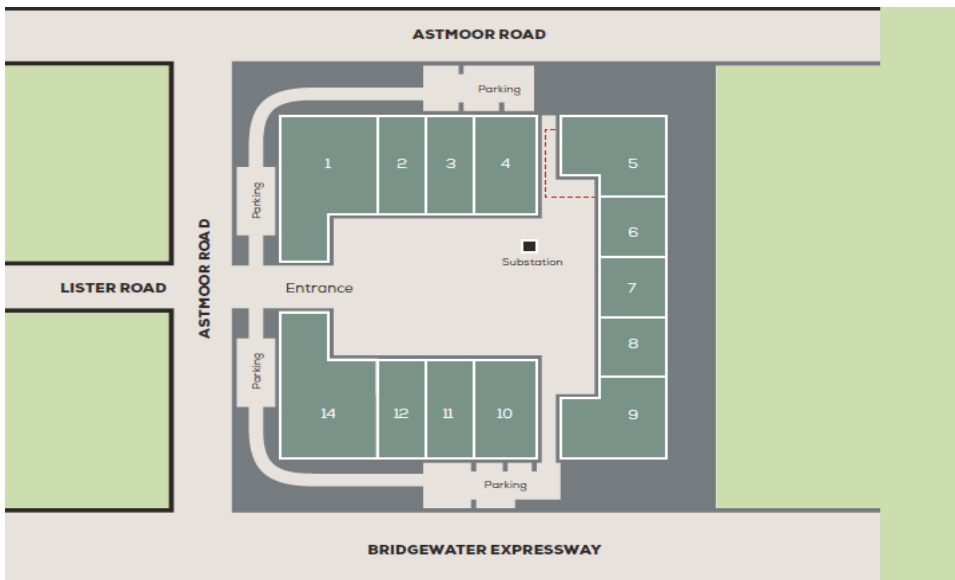
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.



Halton BID has been in operation for seventeen years and has delivered a great amount of service to the Astmoor and Halebank estate:

Raised the profile of the area, Reduced levels of crime, Increased occupancy of commercial properties, Reduced individual business costs through joint projects, Made physical improvements to the area, Provided businesses with a powerful, united voice on key issues, Built local pride in the industrial area, Enabled businesses to be involved in worthwhile community projects, Created a more pleasant environment for employees and customers.

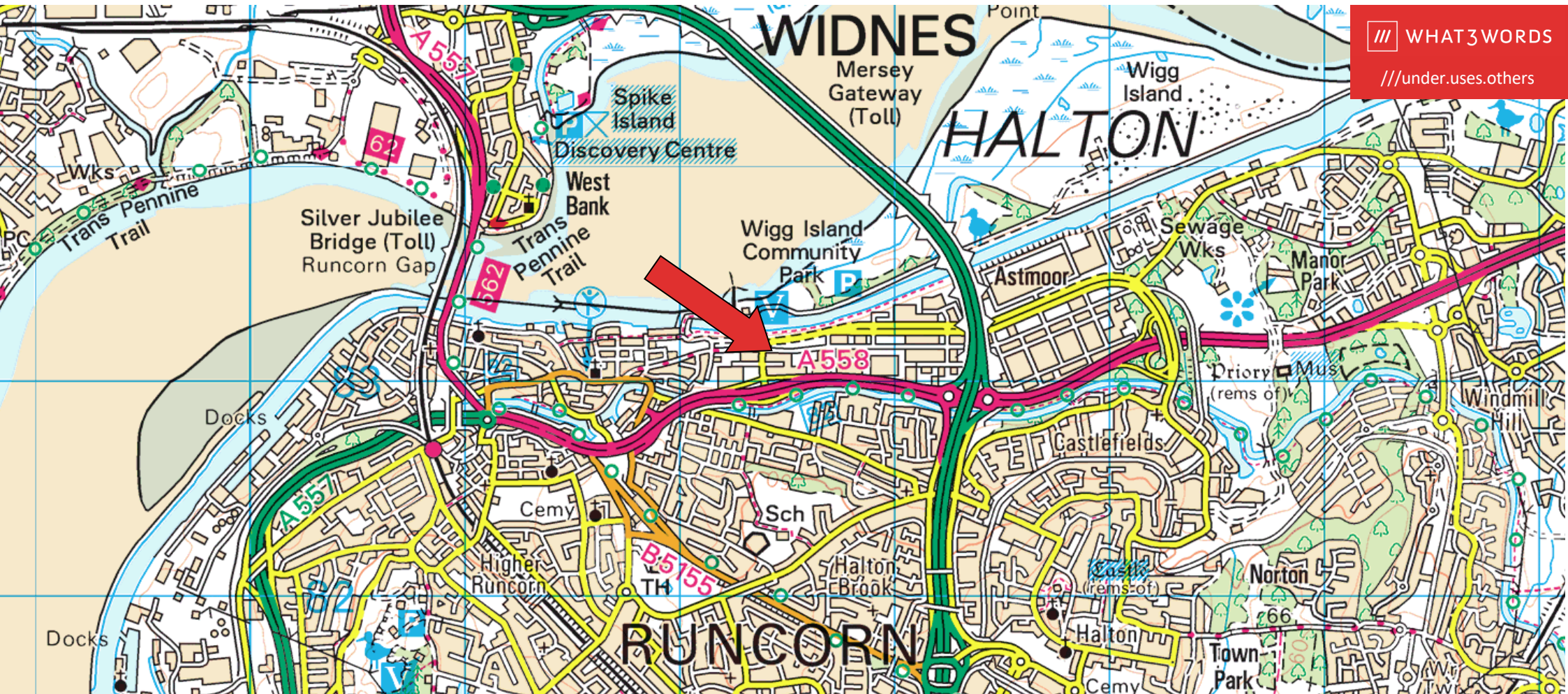
[www.haltonbid.co.uk](http://www.haltonbid.co.uk)





## Location

Jensen Court is accessed off Astmoor Road at the western entrance of the established Astmoor Industrial Estate, which is situated to the northeast of Runcorn town centre. Direct access is provided to the A533 Bridgewater Expressway, which links to the M56 at Junctions 11 & 12 to the south and the Silver Jubilee Bridge and the new Mersey Gateway Bridge across the River Mersey to the north. Runcorn lies approximately 9 miles west of Warrington and the M6, 29 miles from Manchester, 13 miles east of Liverpool and 21 miles northeast of Chester.



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