

Industrial

# UNIT 7 | WHITEHOUSE INDUSTRIAL ESTATE

Astonfields Road, Preston Brook, Runcorn, WA7 3DJ

## UNIT 7 | 15,514 SQ FT

Newly refurbished industrial unit

Whitehouse Industrial Estate is a well established industrial hub strategically positioned on Aston Fields Road, offering excellent roadside visibility and accessibility. The estate provides direct links to the A533 and A56 and is just 0.5 miles from Junction 11 of the M56 motorway. Ideally located between Manchester and Liverpool (both approximately 20 miles away), the estate also benefits from proximity to Warrington (6 miles north) and Chester (15 miles southwest). Excellent transport connectivity make Whitehouse Industrial Estate an ideal location for logistics, warehousing, and manufacturing businesses.

Lease Type

New



### ✔ Unit Summary

- Car Parking
- WC Facilities
- Roof Lights
- Electric Roller Shutter Door
- LED Lighting
- Refurbished Unit

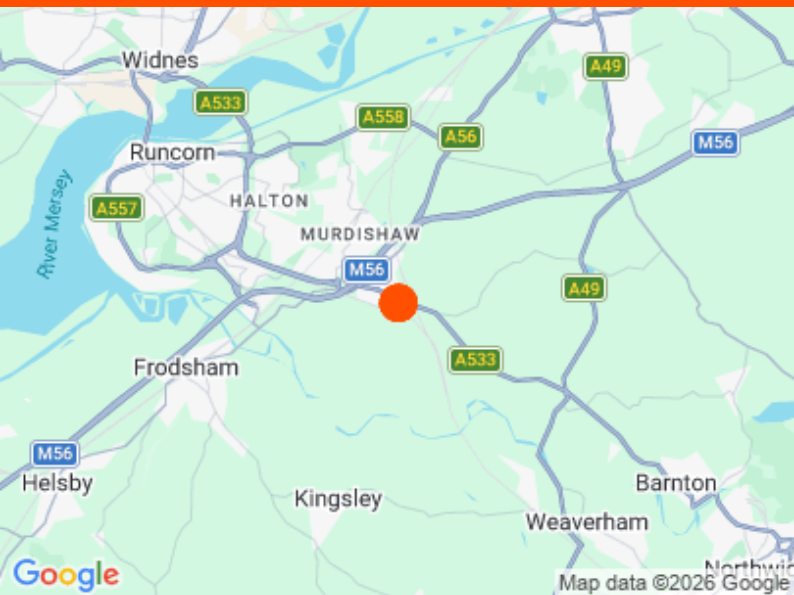
### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£85,600.00	£5.52
Rates	£24,837.73	£1.60
Maintenance Charge	£20,168.20	£1.30
Insurance	£3,105.00	£0.20
<b>Total Cost</b>	<b>£133,710.93</b>	<b>£8.62</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

# UNIT 7 | WHITEHOUSE INDUSTRIAL ESTATE

Astonfields Road, Preston Brook, Runcorn, WA7 3DJ



## Location

The estate is located in a prominent position fronting onto Aston Fields Road, providing good access to both the A533 and A56, 0.5 miles from Junction 11 of the M56 motorway. It's situated equidistant between Manchester and Liverpool which are approximately 20 miles east and west respectively. Warrington is situated 6 miles north, while Chester is 15 miles south west.



Road  
M56: 0.5 miles



Airport  
Manchester Airport: 18.5 miles Liverpool John Lennon: 12 miles



Rail  
Runcorn East Train Station: 2.2 miles Runcorn Train Station: 5 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (71)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



## Key Contact



**Taegie Jefford**  
Senior Asset Manager

"Taegie is a Senior Asset Manager based in the North."



+44(0) 808 169 7554



For more info please visit: [unit.info/U4P0400085](https://unit.info/U4P0400085)

+44(0) 808 169 7554