



**ASTMOOR  
INDUSTRIAL ESTATE**  
RUNCORN



TO LET.

# UNIT 97

RUNCORN, CHESHIRE WA7 1PF



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## 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.

## PROPERTY BENEFITS



Concrete floors to the warehouse



Carpeted offices



Eaves height 3.8 metres



Fluorescent lighting and gas fired space heaters



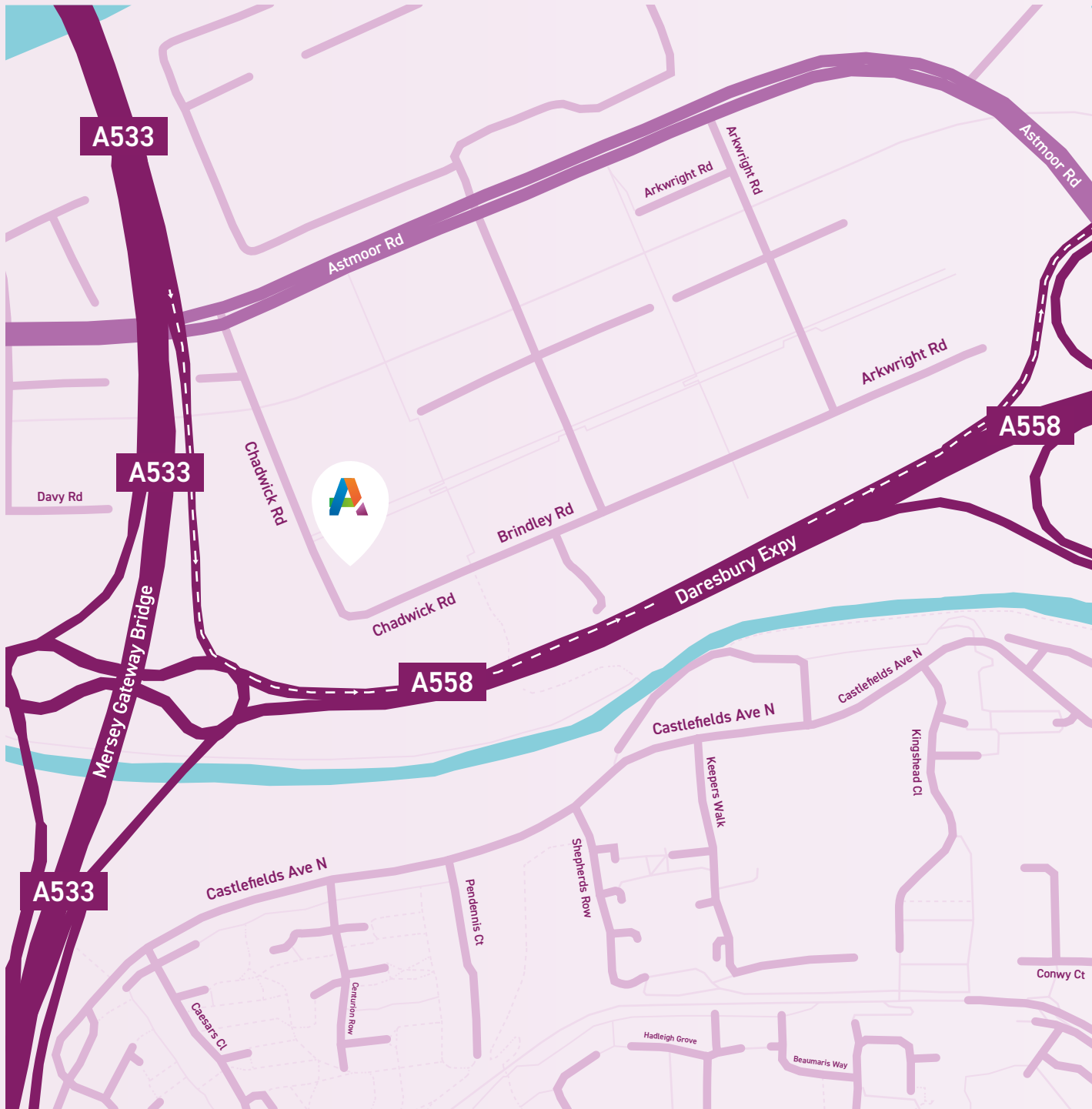
Fluorescent lighting to offices



Secure fenced yard

TO LET.

# UNIT 97




## 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 good dual carriageway links to the M56 motorway via the A558 and A56.

Runcorn is located in north west Cheshire approximately 30 miles south west of Manchester, 18 miles south east of Liverpool and 20 miles north east of Chester.

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
TOTAL	3,363 – 12,726	1,182.28

 Mersey Gateway link to Astmoor Industrial Estate



LOCATION

## USE

We understand that the property has consent for B1/B2 & B8 uses.

## RENT

Available on application.

## 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.

To arrange a viewing, please contact FI Real Estate Management on **01257 263 010** or email **enquiries@fi-rem.com**



**FI** REAL ESTATE MANAGEMENT **0845 500 61 61**  
[www.fi-rem.com](http://www.fi-rem.com)



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