



**AXIS  
HOUSE**

# Welcome to Axis House

Nestled in the popular Manor Park Development in Runcorn, Axis House offers the perfect balance of functionality and natural beauty. Designed to foster productivity and well-being, the space is flooded with natural light, creating a bright and welcoming environment for your team.

Large windows not only offer beautiful views of the surrounding landscaped grounds but also boasts a range of flexible office suites from 738 sq. ft. to 5,500 sq. ft., providing businesses with the space they need to grow and thrive.

The property combines functionality with convenience, offering ample on-site parking and a dedicated bike hub, making it a convenient choice for both car and cycle commuters. With easy access to major roads and just 15 minutes from Warrington, this location combines the best of rural serenity and urban connectivity.

Whether you're looking for a small suite or larger office space, this property boasts an ideal, well-managed environment for your business to flourish.



# The Specification



100% renewable  
electricity



Perimeter  
trunking



Comfort  
Cooling



Flexible office  
space



On-site  
Parking



CCTV & Intruder  
alarm system



Landscaped  
grounds



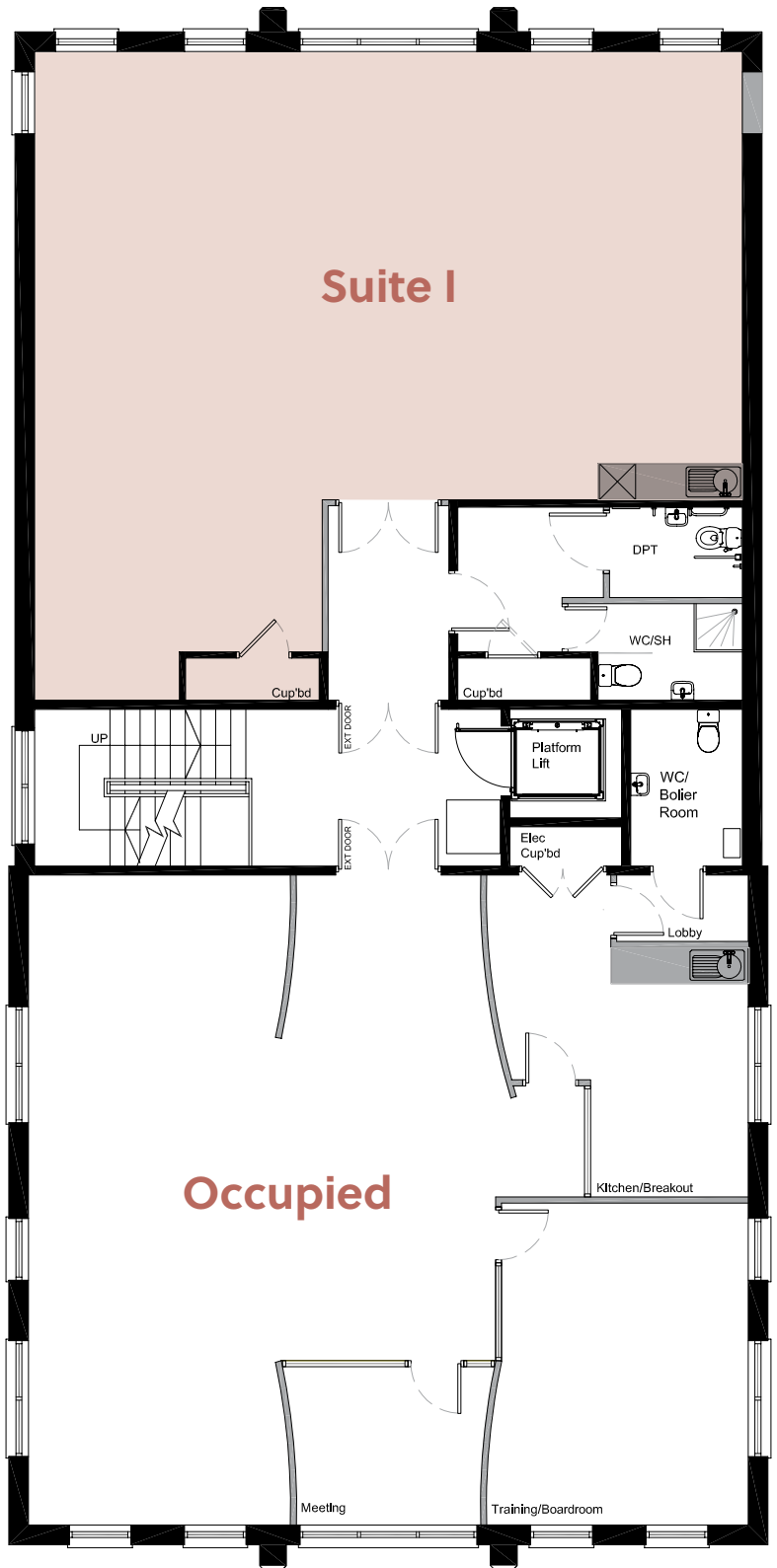
Bike  
Hub

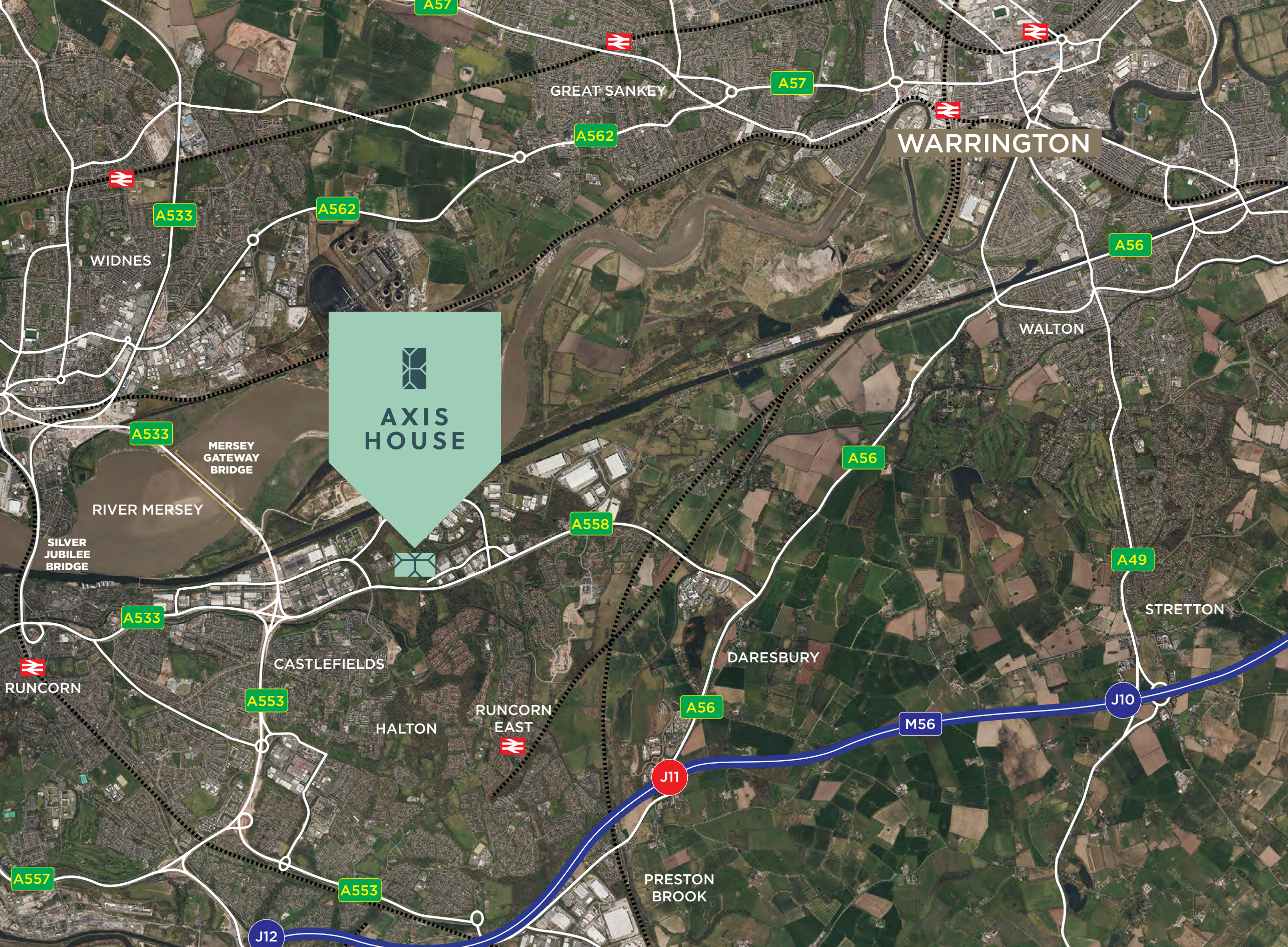


# Flexible Office Space

# 2nd Floor Floorplan

Suite I  
1,109 sq.ft.  
TO LET





## Drive times

A558	2 mins
A533	4 mins
A56	5 mins
M56	7 mins
M6 (Lymm Interchange)	15 mins
<hr/>	
Runcorn Centre	8 mins
Warrington	14 mins
Chester	26 mins
Liverpool	30 mins
Manchester	45 mins
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Runcorn East Station	6 mins
Runcorn Station	10 mins
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Liverpool Airport	15 mins
Manchester Airport	25 mins

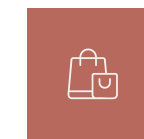


# In the Area



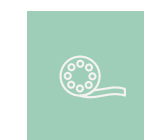
## FOOD & DRINK

- |            |               |             |                     |
|------------|---------------|-------------|---------------------|
| Piccolinos | Gin Alley     | Costa       | Bavette Steak House |
| Nandos     | Ego           | Starbucks   | The Walton Arms     |
| Teppanyaki | Mulberry Tree | Tim Hortons | Greggs              |
| Zalos Cafe | The Botanist  | McDonalds   |                     |



## RETAIL

- |             |             |           |               |
|-------------|-------------|-----------|---------------|
| Aldi        | Boots       | Next      | Matalan       |
| Morrisons   | Primark     | Lush      | Hobbycraft    |
| M&S         | TKMaxx      | Screwfix  | Home Bargains |
| Sainsbury's | JD Sports   | The Range | Ikea          |
| Asda        | Menkind     | Currys    |               |
| Tesco       | Waterstones | Dunelm    |               |



## LEISURE

- |                             |                         |                 |                    |
|-----------------------------|-------------------------|-----------------|--------------------|
| Applejacks Adventure Farm   | Walton Hall & Gardens   | Cineworld       | Sankey Valley Park |
| Teamsport Indoor Go Karting | Halliwell Jones Stadium | Pure Gym        | Warrington Market  |
|                             |                         | Ten Pin Bowling | Clue HQ Warrington |





**TUDOR ROAD, MANOR PARK, RUNCORN, CHESHIRE, WA7 1BD**

***Orbit***  
**Developments**

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