

COMING SOON



**G GREENWOOD
PLACE**

**TO LET
FLOORS
FROM
6,000 SQFT**

Evenwood Close, Runcorn
Cheshire WA7 1SH

TO LET - FLOORS FROM 6,000 SQ FT
GREENWOOD PLACE, EVENWOOD CLOSE, RUNCORN, CHESHIRE WA7 1SH

SHELL AND CORE READY FOR A BESPOKE TENANT'S FIT OUT



WORKSPACE

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LOCATION DARESBUY

WELL CONNECTED



Runcorn East
Train Station
2.6 MILES



M56
Junction 11
5 MINS



Manchester
Airport
22 MINS



Direct trains
to London
Euston
**2HRS
29 MINS**

Warrington
9 miles

Liverpool
15 miles

Chester
18 miles

Manchester
30 miles



Liverpool
John Lennon
Airport
17 MINS



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LOCAL AREA

Daresbury is situated approximately 9 miles southwest of Warrington, 15 miles east of Liverpool, 18 miles northeast of Chester and 30 miles southwest of Manchester.

There are various amenities within close proximity to Greenwood Place including Farmhouse Inns, Puregym, Costa and Starbucks.

The nearby Runcorn Train Station provides services to the likes of Liverpool, Birmingham, Chester and London.



1	Farmhouse Inns	321 ft
2	Puregym	3.2 miles
3	Costa	3.1 miles
4	Starbucks	3.1 miles
5	Runcorn Train Station	2.8 miles



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 **FARMHOUSE INNS**



 **STARBUCKS**



 **MERSEYWAY GATEWAY BRIDGE**



 **RUNCORN TRAIN STATION**

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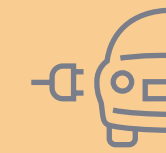
DESCRIPTION



**DOUBLE HEIGHT
GLAZED ATRIUM**



**SOLAR
PANELS**



**252 CAR PARKING
SPACES & EV CHARGING**

Greenwood Place is arranged over three storeys and boasts a double height reception glazed atrium upon arrival.

ESG and tenant wellness is the core focus of the building.

With a target EPC A and target BREAM Excellent, this will be one of the greenest office buildings within this location. Sustainable features will include but not limited to LED lighting, new M&E and solar panels.

To assist with an enhanced working environment, amenities will include a business lounge, gym, changing facilities, showers, lockers, an onsite cafe and outdoor seating.

The suites have been stripped back to its shell and core and is ready for a bespoke tenants fit out.

The property occupies a site of circa two acres and benefits from 252 car parking spaces, including EV charging points with barrier control at both entrance and exit.

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GREENWOOD PLACE

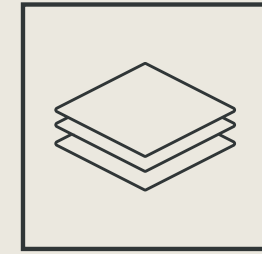
- Level 03 - Hatton Media
- Level 02 - Recent LTD
- Level 01 - Partner Group
- Level 00 - Reception



DOUBLE HEIGHT RECEPTION & LIFTS

SPECIFICATION

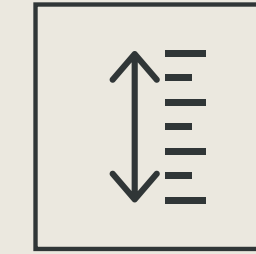
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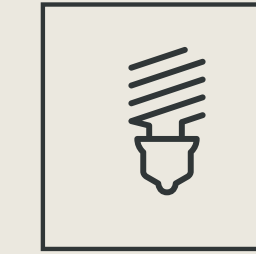
Full Access
Raised Floors



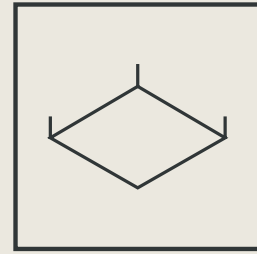
24/7
Access



Double Height
Glazed Atrium



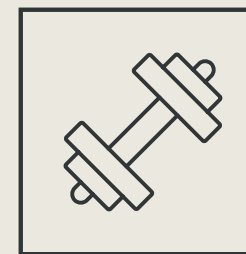
LED
Lighting



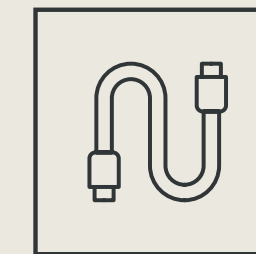
Exposed
Ceilings



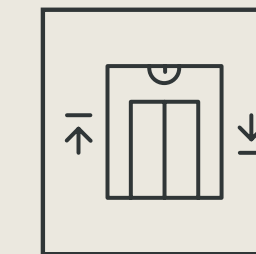
Business
Lounge



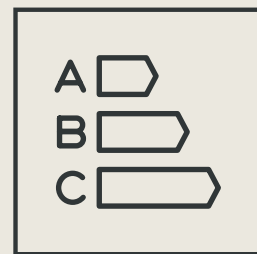
Gym



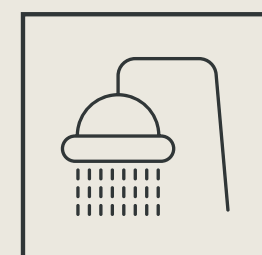
New
M&E



Lift
Access



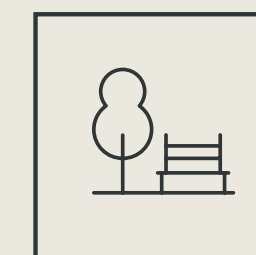
Target
EPC A



Changing Facilities
with Showers



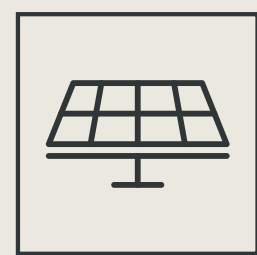
Onsite
Cafe



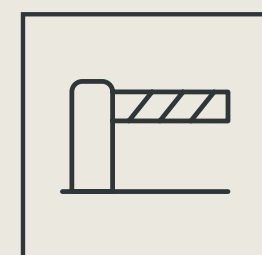
Outside
Seating



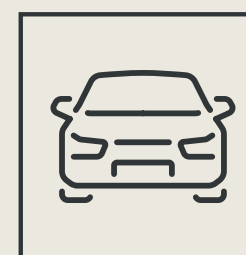
Target BREEAM
Excellent



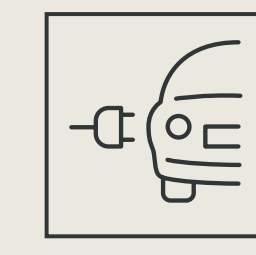
Solar
Panels



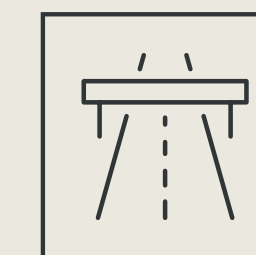
Barrier
Control



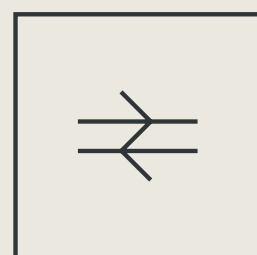
252 Car Parking
Spaces



EV Charging
Points



Motorway
Access



Major Transport
Links

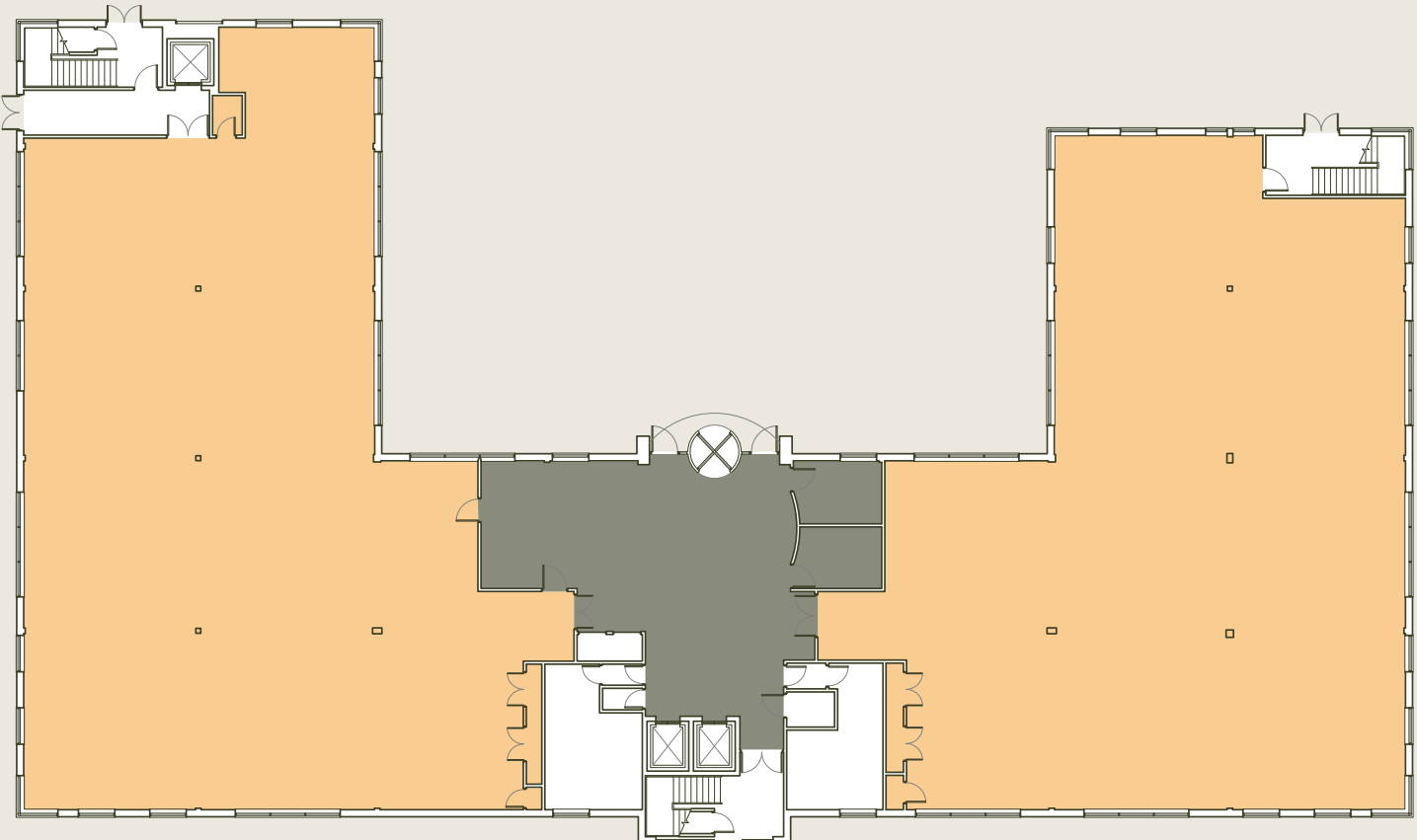
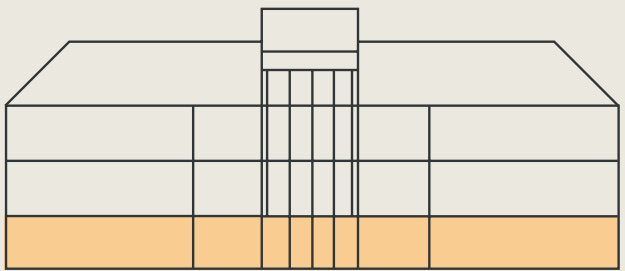
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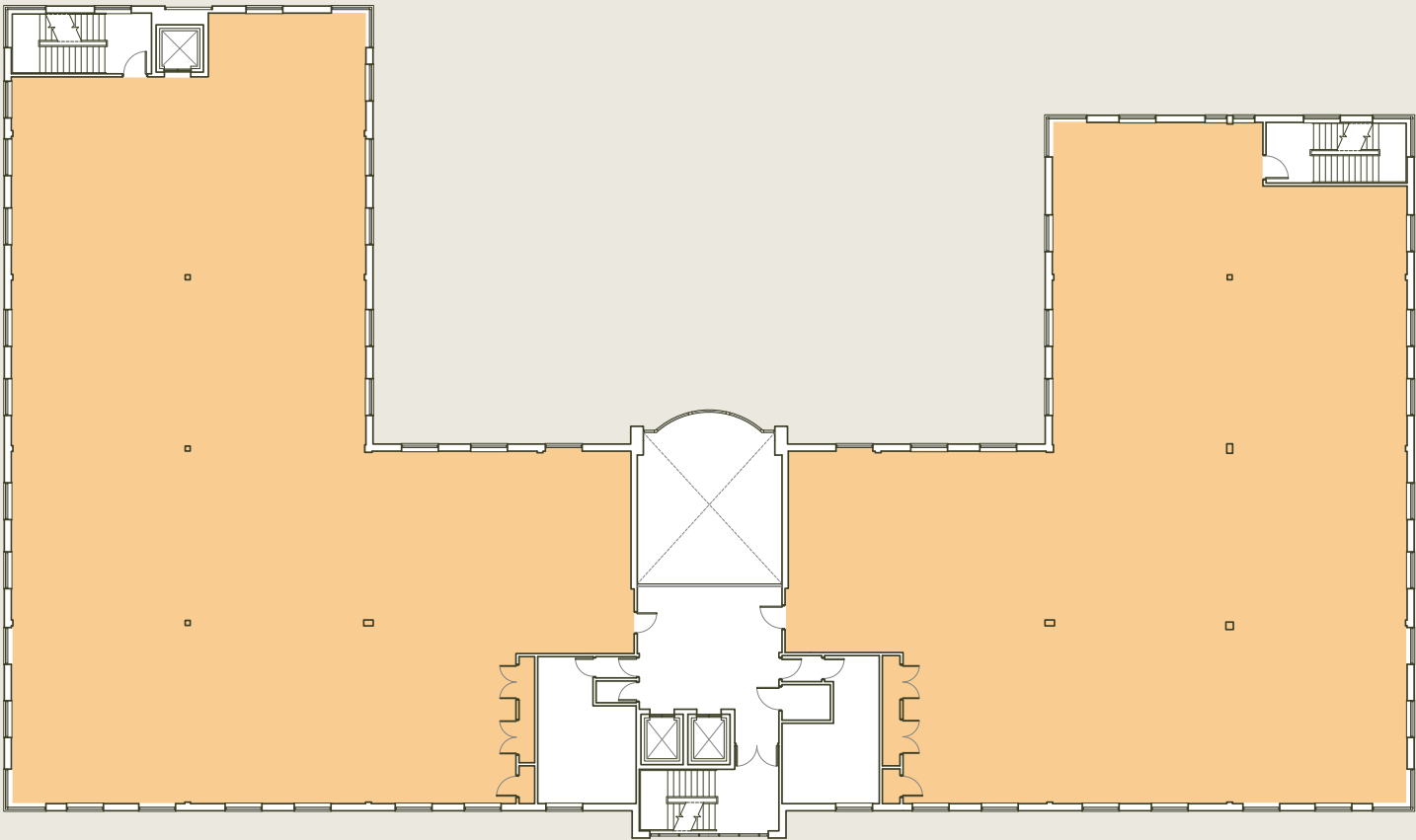
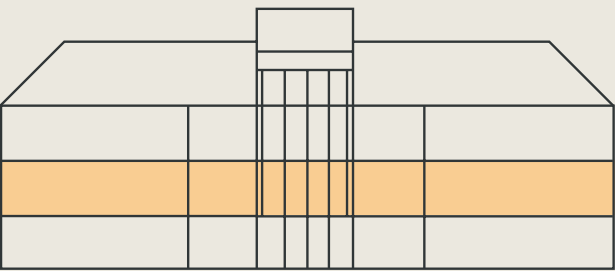
FLOOR PLANS

3 FLOORS TOTALING 38,208 SQ FT

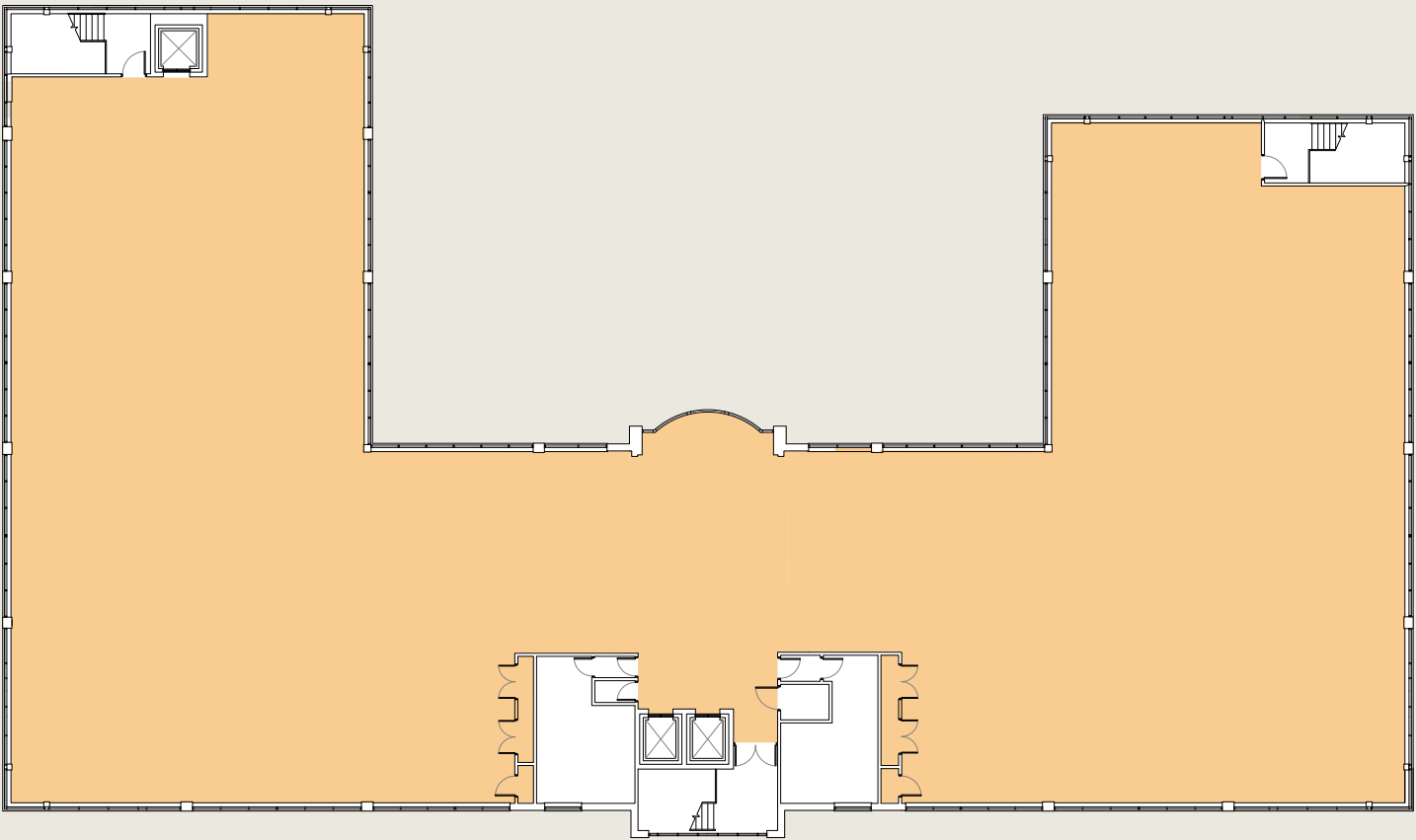
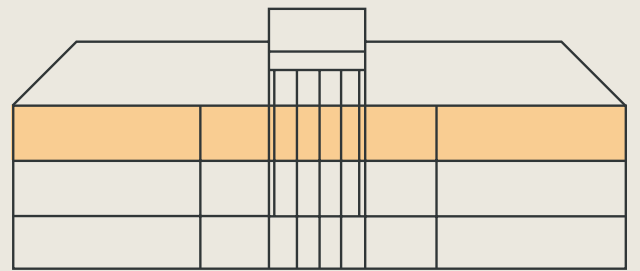
GROUND FLOOR
12,110 SQ FT



FIRST FLOOR
12,549 SQ FT



SECOND FLOOR
13,549 SQ FT



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FURTHER INFORMATION

TERMS

Available to let on a new, effective, fully repairing and insuring terms. Further details available via the letting agents.

BUSINESS RATES

Occupiers will be responsible for paying Business Rates direct to the local authority. The current estimated Rateable Value of the property is £367,500 or £9.60psf. The Rates Payable for the property are approximately £198,450

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

SERVICE CHARGE

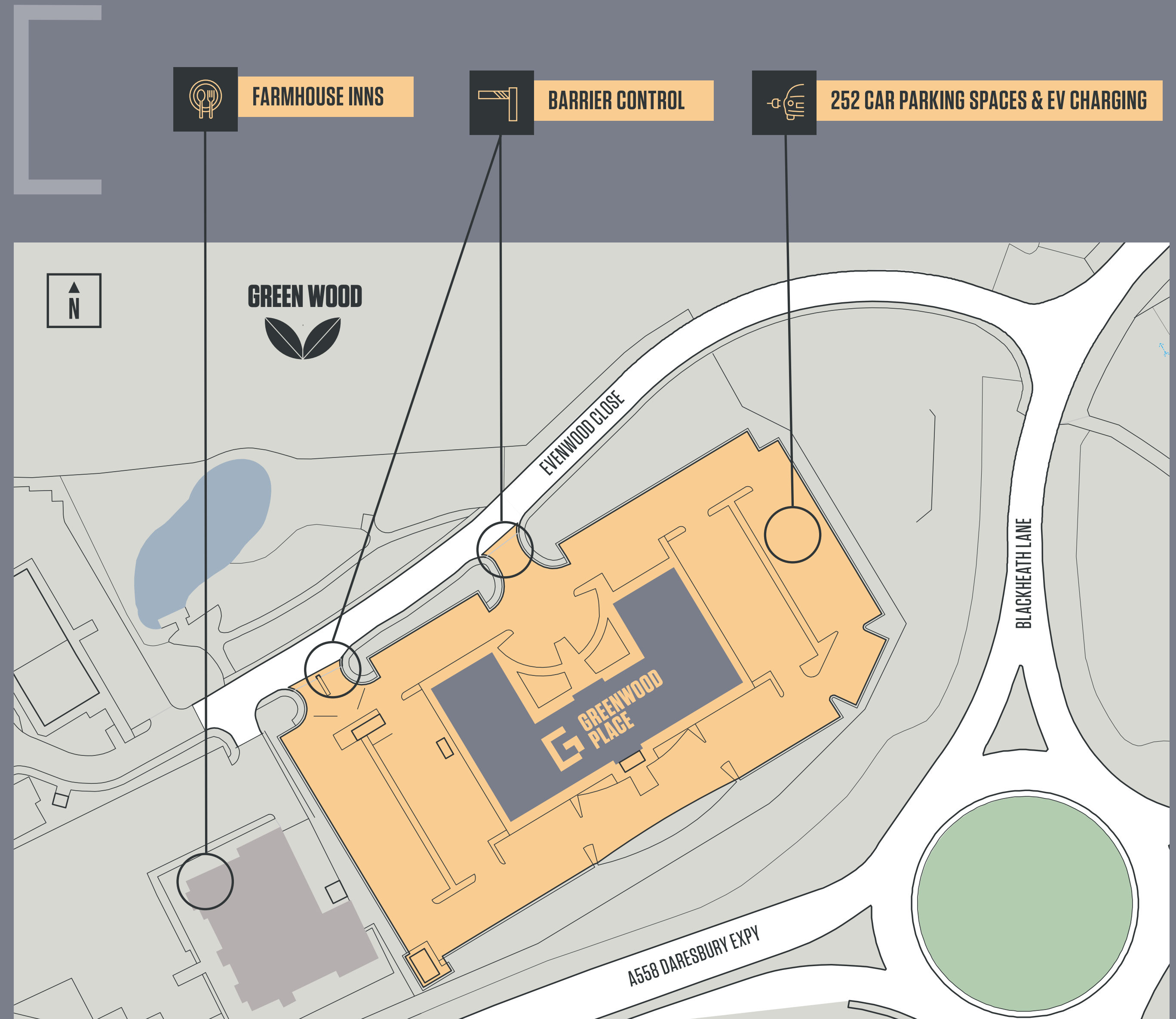
A service charge may be applicable - further information on request.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

EPC

To be reassessed



**TO LET 38,208 SQ FT GREENWOOD PLACE
EVENWOOD CLOSE, RUNCORN, CHESHIRE WA7 1SH**



CONTACT

For further information or to arrange a viewing please contact CBRE or Fisher German:

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