

**TO LET/FOR SALE - MODERN OFFICE ACCOMMODATION**



**PROGRESSIVE HOUSE, THE HEATH BUSINESS & TECHNICAL PARK,  
RUNCORN, CHESHIRE, WA7 4QX**

**Features:**

- Self-contained, modern office accommodation
- Air-conditioning throughout
- 60 dedicated private parking spaces  
Additional parking available upon request
- Secure site with 24-hour access

**17,786 sq ft**



### Location

The Heath is conveniently located within the North West, ideally placed for access to the region's motorway, rail and air networks.

The Heath is just 1.5 miles from Junction 12 on the M56 motorway and within 10 minutes drive of the M6 and M62, providing easy access to Runcorn, Widnes, Warrington, Chester, Liverpool and Manchester.

Runcorn railway station is 5 minutes by car and provides services to London in under two hours. Alternatively both Liverpool John Lennon Airport and Manchester International Airport can be reached within 30 minutes.

### The Scheme

The Heath Technical & Business Park is set in landscaped gardens offering a secure, professional and friendly business environment with 24/7 access.

The Heath offers an excellent range of conventional office and serviced office/laboratory accommodation. The site also offers a range of business and scientific support services, including a dedicated 120-seat lecture theatre and Conference Centre, Wi-Fi enabled restaurant and business lounge, gym and fitness centre and shops.

### The Building

Progressive House is a modern, two-storey office building located on The Heath Business & Technical Park. The specification includes:

- Full-access raised floors
- Suspended ceilings
- LG7 lighting on PIR system
- Air-conditioning
- Ready fitted kitchen, break-out areas and meeting rooms
- Ready fitted voice and data cabling
- Passenger lift
- Male, female and disabled WCs
- Shower facility
- 60 dedicated parking spaces and bicycle storage. Additional parking upon request.

### Measurements

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

**Total: 17,786 sqft**

### Rent/Price

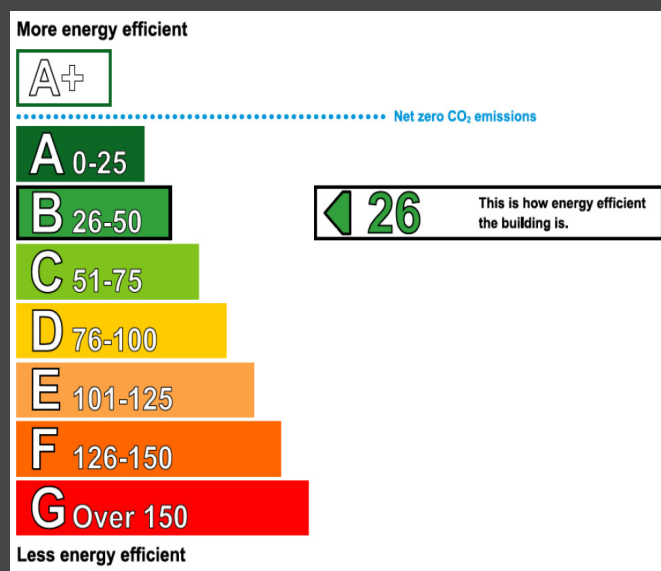
The accommodation is available at a rent of £15.50 per sq ft. Alternatively we are quoting £135 per sq ft for the freehold interest.

There is also an estate service charge payable to cover site management costs.

### Business Rates

We advise that interested parties make a direct enquiry with Halton Borough Council.

### Energy Performance Rating



### Viewings

For further information, or to arrange a viewing, please contact:

Simon Roddam

**BE Group**

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Subject to Contract

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# Image Gallery

