



TO LET | UNIT 11

3,241 sq ft

BEESTON COURT
MANOR PARK INDUSTRIAL ESTATE

RUNCORN, CHESHIRE WA7 1SR

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DESCRIPTION

Unit 11 Beeston Court is end terrace industrial unit, extending to 3,241 sq ft. Accommodation is provided over ground floor, and comprises an open plan warehouse and WC facilities. There is a loading area to the rear, with access provided via a roller shutter door.

The property is of steel portal frame construction with metal clad elevations and flat roof.

FEATURES



5 metres eaves height



Roller shutter door



Loading area to the rear



WC facilities

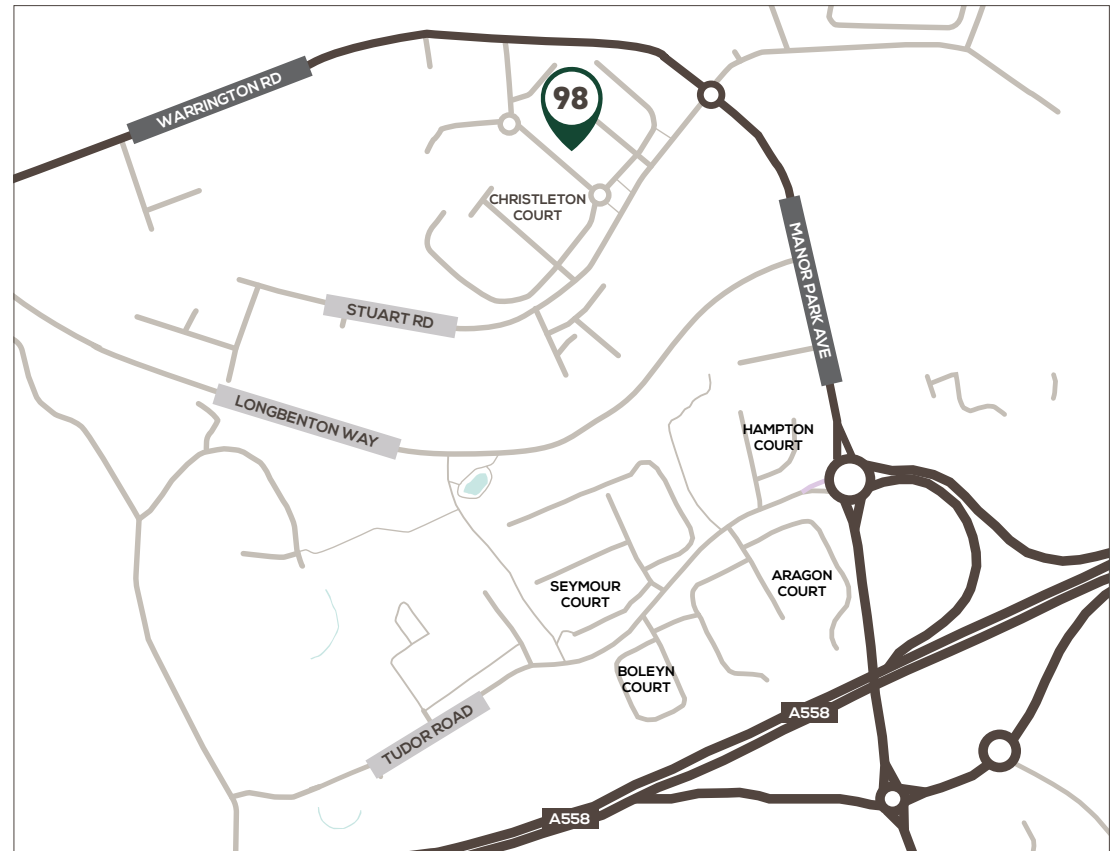
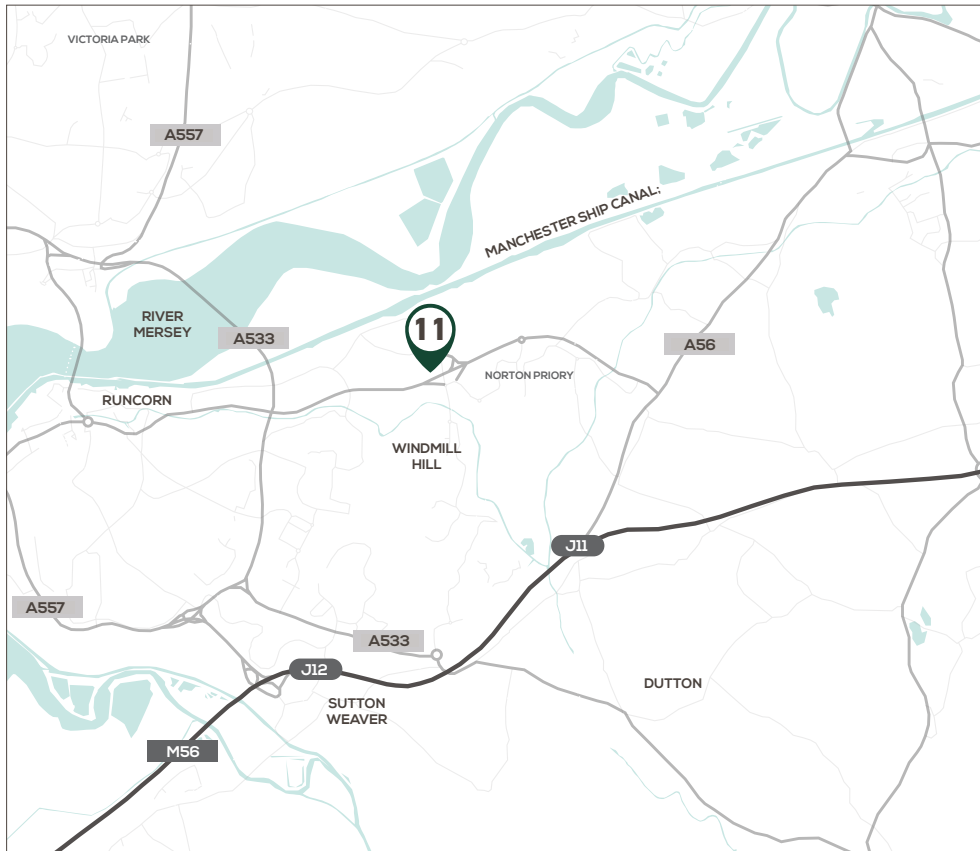


Car parking



3 phase power

Accommodation Schedule	Size Sq Ft	Size Sq M
Total	3,241	301.09



LOCATION

Manor Park Industrial Estate is located adjacent to the A558 about 4 miles north east of Runcorn town centre. The Estate benefits from direct access to the M56 Junction 11, which is about 2 miles away.

Manor Park is one of the leading business estates in the north west, providing both office and industrial accommodation in a landscaped environment.



Liverpool	30 mins
Chester	30 mins
Manchester	40 mins



Runcorn station is situated 2 miles providing main line access from London and other major hubs.



Manchester	22 miles
Liverpool John Lennon	10 miles

USE

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

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.

LEGAL COSTS

Each party is responsible for their own legal costs associated with the transaction.

TERMS

The property is available to let on a new FRI lease with terms to be agreed.

Contact



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