




**TO LET | UNIT 98**

**12,726 sq ft**

may be combined to provide 25,516 sq ft

**CHADWICK ROAD**  
ASTMOOR INDUSTRIAL ESTATE

RUNCORN, CHESHIRE WA7 1PF







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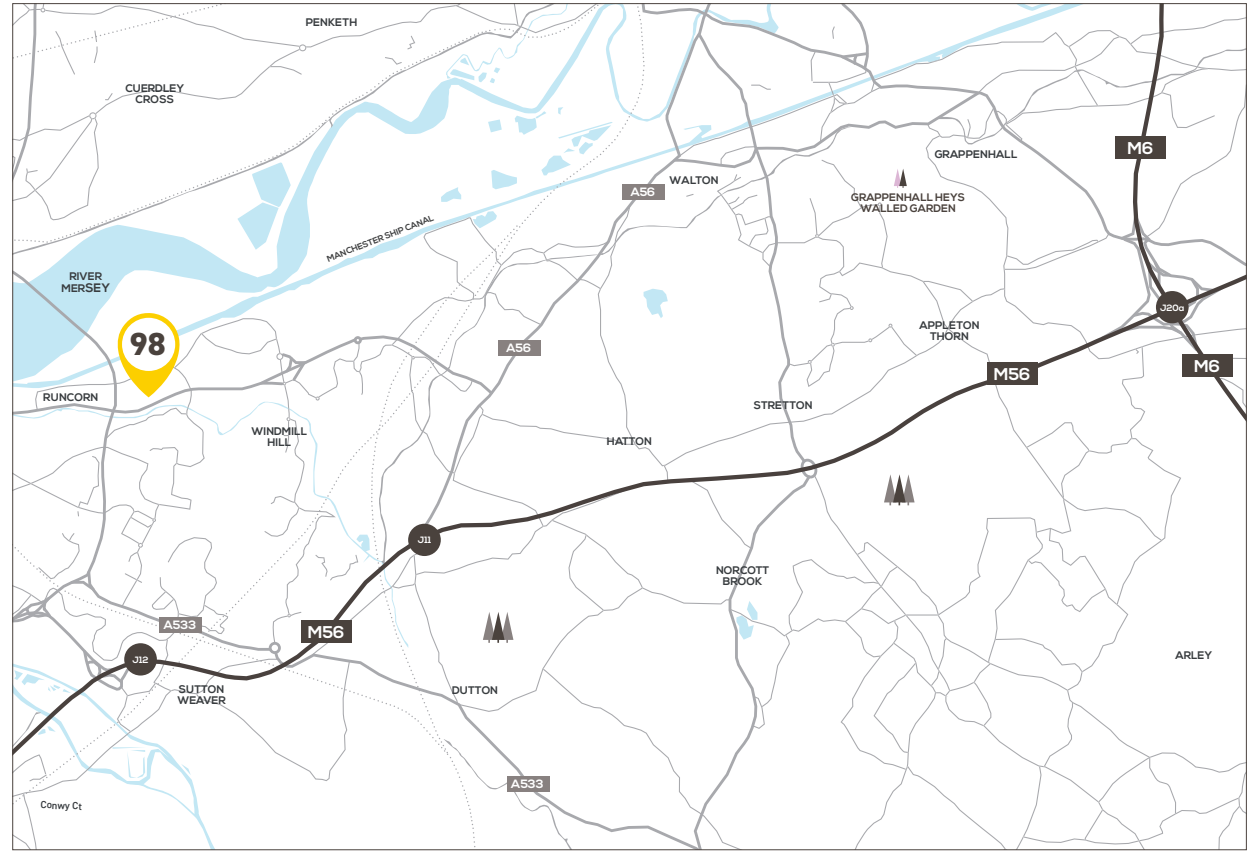
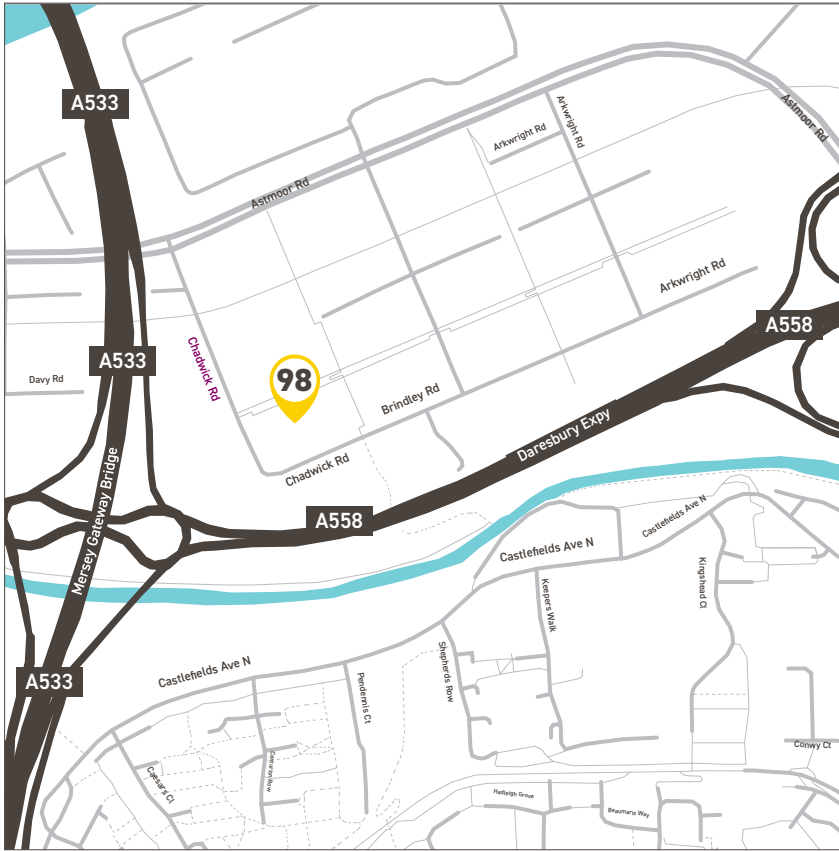
## DESCRIPTION

This industrial property occupies a prominent location off Chadwick Road on Astmoor Industrial Estate, Runcorn. The property is of steel portal frame construction with metal clad elevations and a asphalt roof. The accommodation comprises a reception, office area, WC's and a large open plan warehouse.

## FEATURES

-  Secure yard
-  Roller shutter door
-  Eaves height 4.25 metres
-  Dedicated office space with WC facilities
-  Car parking
-  3 phase power


ACCOMMODATION SCHEDULE	SIZE SQ FT	SIZE SQ M
TOTAL	12,726	1,182.28





## LOCATION


Astmoor Industrial Estate is one of the largest estates in Runcorn, totalling 2.3 million sq ft of predominantly industrial space.

The site is easily accessed via the M56, M6 and M62 motorways as well as being 1 minute from the Mersey Gateway Bridge. Astmoor Industrial Estate is accessed directly off Astmoor Road which links to the Daresbury Expressway (A558).

 Mersey Gateway link to Astmoor Industrial Estate

	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

The current Rateable Value (2023) is £41,500.

## EPC

EPC Rating - C

## 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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