

REDUCED



MODERN MANUFACTURING/WAREHOUSE PREMISES
FORMERLY OCCUPIED BY BETABITE HYDRAULICS

FOR SALE

Betabite Hydraulics
Stuart Road
Manor Park
Runcorn
WA7 1TS

1,436.9 sq.m (15,468 sq.ft)

Property Information

- Detached single storey factory with ancillary offices on self contained site.
- Recently extensively refurbished.
- Offices and canteen facility together with two tonne hoist to part of factory.
- Set in 1.71 acres with room for expansion.

LOCATION

The property is situated on Stuart Road on the popular Manor Park Industrial Estate in Runcorn, being accessed from Daresbury Express Way (A558) which connects with Junction 11 of the M56 via Chester Road (A56).

Junction 7 of the M62 is easily accessible via the Runcorn/Widnes Bridge (A553).

DESCRIPTION

The property was built in 1988 and is a modern single storey factory of a portal frame construction with brick/block work elevation and a profile clad roof.

Fronting the factory are a series of offices, canteen, and WC facilities. There is roller shutter door access directly into the factory off a substantial yard. In addition there is car parking for at least 26 vehicles with room for expansion.

The offices benefit from gas central heating and the factory has individual gas space heaters, together with a two tonne crane to part.

ACCOMMODATION

Production facility	1306.8 sq.m	(13,200 sq.ft)
Storage /plant room	85.4 sq.m	(950 sq.ft)
Offices	125.2 sq.m	(1,348 sq.ft)

PRICE

£799,000 (seven hundred and ninety nine thousand pounds).

SERVICES

The property has the benefit of all main services including gas heating.

SERVICES RESPONSIBILITY

It is the prospective purchasers responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

BUSINESS RATES

We have been informed by the Valuation Office Agency website that the property has a Rateable Value of £61,000 per annum (2015/16). Please contact the local Rating Authority for more information.

PLANNING

The purchaser must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Halton Borough Councils Planning Department on 0303 333 4300.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COST

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

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

VIEWING

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