

# INVESTMENT OPPORTUNITY

## FOR SALE



**MODERN BUSINESS UNIT WITH HIGH OFFICE CONTENT**

**7 BEESTON COURT, MANOR PARK,  
RUNCORN WA7 1SS**

**3,485 sq ft (323.76 sq m)**

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For further information contact:

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## 7 BEESTON COURT, MANOR PARK, RUNCORN WA7 1SS

### LOCATION

The property is located on the Manor Park Industrial Estate, which is accessed from Junction 11, M56, providing easy access to Manchester, Liverpool and Chester.

The estate provides quality industrial / business units in a well landscaped environment and has already attracted well known names such as Eddie Stobart, Lidl and UK Mail.

### DESCRIPTION

The property comprises a modern single storey end of terrace business unit of steel framed construction and brick elevations. The property has been extensively fitted with good quality offices both on the ground and the first floor, whilst still retaining a small element of workshop / storage space. Heating and lighting is provided throughout.

Car parking is available to the front of the property and yard / delivery access is available to the rear. The premises are ideal for a company looking for a cost effective office space

### ACCOMMODATION

The property comprises the following approximate areas:-

	FT <sup>2</sup>	M <sup>2</sup>
Office & ancillary areas	953	88.54
Workshop	993	92.25
<b>Total ground floor</b>	<b>1,946</b>	<b>180.79</b>
Mezzanine	216	20.7
4 separate offices & kitchen	829	77.01
Separate storage	494	45.89
<b>TOTAL</b>	<b>3,485</b>	<b>323.76</b>

### TENANCY DETAILS

The premises are let on a five year lease from 11/12/2014 to 10/12/2019 with a tenancy break at 11/12/2017.

### PRICE

On application.

### RATES

The premises have a Rateable Value of £10,750. Interested parties are advised to contact Halton Borough Council for the payable figure.

### VAT

Rents and other outgoings on the property may be subject to VAT at the prevailing rate.

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC

A copy of the EPC is available on request.

### VIEWING

Please contact Jane Marshall on 01925 444 700 or Joseph Wilshaw on 0161 877 6622 for an appointment to view.

**Rutherford House, Warrington Road, Birchwood, Warrington WA3 6ZH**

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Chartered Surveyors

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