

INVESTMENT OPPORTUNITY

FOR SALE



Key Benefits

- Brick elevations with glazed feature entrance
- Bright ground floor offices
- Heating and lighting throughout
- Kitchen and fully tiled WCs
- Large rear loading door and yard (the external yard area / land included in the sale)
- Plentiful doorstep car parking to front
- 4m internal headroom

**SUPERB MODERN BUSINESS UNIT
WITH OFFICE**

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

3,842 sq ft (357 sq m)

For further information contact:

Jane Marshall
E: jane.marshall@altusgroup.com
T: 01925 444 700



www.altusgroup.com



Offices at:

Central London M25 North/Hertford M25 East/Dartford M25 South/Reigate M25 West/Heathrow Midlands/Birmingham North West/Manchester

Agency | Investment | Development | Lease Advisory | Dilapidations | Business Rates



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LOCATION

Manor Park is a well established business estate located with a short drive of J11, M56 and within easy reach of Manchester, Liverpool Chester and Warrington.

Manor Park is an attractively landscaped environment housing modern manufacturing, distribution and office facilities for a wide range of UK and international companies.

DESCRIPTION

An attractive and prominently positioned industrial / warehouse unit with office

SALE PRICE

Upon application.

TERMS

Let to Corks Out Ltd on a lease to expire October 2019 at a current rent of £18,120 per annum.

RATES

The premises have a Rateable Value of £18,750. 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 Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment only via the sole agents.

Please contact Jane Marshall on 01925 444 700 for an appointment to view.

Rutherford House, Warrington Road, Birchwood, Warrington WA3 6ZH
Email: space@altusgroup.com Tel: 01925 444 700 Website: www.altusgroup.com

Chartered Surveyors