

to let

Detached Office Building with Large Car Park

954.9 m² (10,279 ft²)



Building 4
Evolution Park
Manor Park
Runcorn
WA7 1HR

- 64 Car Parking Spaces
- Potential to Split Floor by Floor
- Good Mix of Open Plan and Cellular
- Rent Under £10 psf
- Convenient and Accessible Location

MORGANWILLIAMS.com

01925 414909

Location

Evolution Park is situated on Manor Farm Road, forming part of the well established Manor Park Business Park, situated between Runcorn and Warrington.

Evolution Park benefits from excellent communication links being close to the M56, which links North Wales and Cheshire to the M6 and Manchester.

Runcorn train station is located approximately 2 miles from and both Manchester and Liverpool John Lennon Airports are within easy reach.

Description

We are delighted to bring to the rental market a detached office building that is arranged over 2 floors.

The property is an imposing brick built structure with dual entrances and plenty of windows, providing a high level of natural light.

It benefits from a large private parking area, with a ratio of 1 space per 160 ft² of office. The car park would also lend itself well to external storage, should it be required.

Internally the ground floor comprises a mixture of open plan and cellular offices, together with a large reception and fitted kitchen with break out area.

The first floor is open plan and surrounds the central core.

High quality wc facilities are provided throughout.

Existing furniture is also included and a light refurbishment can be carried out by the Landlord, making it ready for immediate occupation.

Accommodation

Net Internal Area

Ground	472.3 m ²	5,084 ft ²
First	482.6 m ²	5,195 ft ²
Total	954.9 m²	10,279 ft²

Services

Mains electricity, water, gas and drainage are connected.

Air conditioning is also installed.

Rates

Rateable Value: £94,000.

Business Rates Payable 2023/24 (approx.): £47,000.

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a negotiable term.

Rental

£96,000 per annum plus VAT, which equates to just under £9.34 psf.

VAT

We are advised that VAT is applicable to the property.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Robert Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

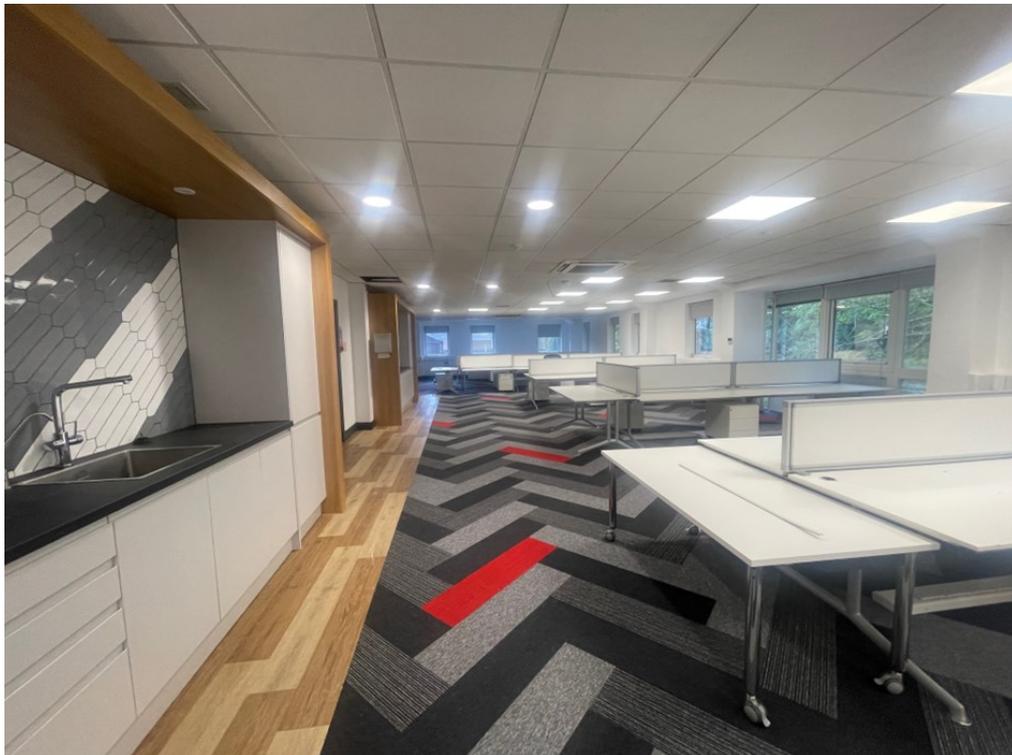
SUBJECT TO CONTRACT

EPC Score – C



E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.



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