



**UNITS 23 & 24 ASTMOOR INDUSTRIAL ESTATE
ARKWRIGHT ROAD, RUNCORN**

6,408 sq ft

- Established industrial location
- Refurbished unit
- Integral ground floor offices
- Secure gated yard areas

LOCATION

Runcorn is situated in the North West of England in the Borough of Halton and County of Cheshire. The town is located approximately 9 miles West of Warrington, 13 miles South East of Liverpool, 18 miles North East of Chester and 26 miles South West of Manchester.

The property is situated on the well-established Astmoor Industrial Estate, comprising approximately 2.3M sq ft of primarily industrial accommodation, across 195 acres. The industrial area is served by the A558 (Daresbury Expressway) providing quick and easy access to both J11 and J12 of the M56 motorway.

Furthermore, Astmoor is only 2 miles from the 3MG Mersey Multimodal Gateway hub for rail, road and sea logistics. The property is situated in a prominent position, just off Astmoor Road, the main arterial route through Astmoor Industrial Estate.



DESCRIPTION

The properties comprise a specification as follows:-

- Part brick / part metal clad elevations
- 3.87m eaves.
- Level access loading door to the front of each unit leading to dedicated loading and car parking areas.
- Secure self-contained yards with gated access.
- Metal roofs.
- Integral office accommodation with dedicated pedestrian access to each unit.

ACCOMMODATION

DESCRIPTION	SIZE (SQM)	SIZE (SQ FT)
WAREHOUSE	449.64	4,840
OFFICE	145.68	1,568
TOTAL	595.32	6,408



TERMS

The properties are available by way of a new full repairing and insuring leases on terms to be agreed.

RENT

Quoting Rent is £41,600 per annum (£6.50 per sq ft) exclusive of VAT and all other outgoings.

ASTMOOR BID

Business Improvement Districts or BIDs are a partnership between local authorities and local businesses to provide additional services or improvements to a specific area, funded by an additional levy to the non-domestic rates. The Astmoor BID is implementing a range of projects focusing on increasing business security, preventing crime, image enhancement measures across the estate and providing a range of support functions that will benefit all businesses. More information is available from the agents or Laki Singh at Halton Borough Council on

Tel: +44 (0)151 511 8709

Email: laki.singh@halton.gov.uk

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

ENERGY PERFORMANCE CERTIFICATE

Available upon request

BUSINESS RATES

Interested parties should make their own enquiries to the local authority.

VIEWINGS

For further information please contact the sole agent:-

B8 Real Estate

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