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For Sale - Office Accommodation - 8102 sqft



Unit 2 Priory Court, Wellfield, Runcorn, Cheshire, WA7 3FR

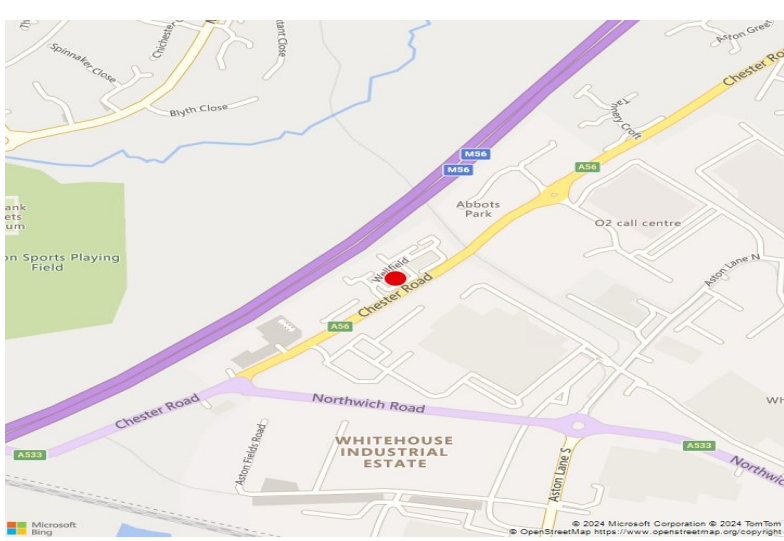
## FEATURES

- Comfort Cooling
- Gas fired central heating system
- Passenger Lift
- 37 car parking spaces
- Attractive entrance atrium and reception

## CONTACT

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## LOCATION

The property is located at Priory Court, Preston Brook, an established modern office park close to Junction 11, M56, giving easy access to Manchester and Merseyside. The building sits prominently and immediately adjacent to the A56, Chester Road. There is rail access at the nearby Runcorn East station. Other occupiers in the vicinity include O2, RICOH, Johnson Services Group and Aegon

## DESCRIPTION

2 Priory Court is a two storey detached office building constructed in the 1990s with a self contained car park. Internally, the office has been partitioned to create a mix of individual offices and open plan areas.

## MEASUREMENTS

2 Priory Court is a two storey detached office building with a self contained car park. The office space consists of individual offices and open plan areas. The property benefits from the following features:

- Comfort cooling
- Gas fired central heating system
- Passenger lift
- 37 car parking spaces
- Attractive entrance atrium and reception

The building has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

- Ground Floor - 4050 sqft
- First Floor - 4052 sqft.

## PRICE

The property is available to purchase at £750,000 for the Freehold.

## BUSINESS RATES

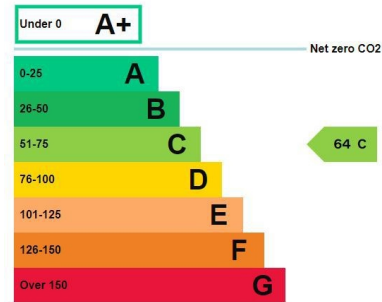
The property currently has a rateable value of £65,500.

Business rates payable for 2024/5 are expected to be around £35,763 (£4.41 per sqft).

## EPC

### Energy rating and score

This property's energy rating is C.



## AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view; (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.