

**FOR SALE  
/ TO LET**



**Evolution  
park**

**Manor Park, Runcorn WA7 1HR**

**Contemporary Refurbished Offices**

743 – 6,666 sq ft

With extensive on-site parking

**2 Units Just Let – Refurbished Space available**



# Welcome

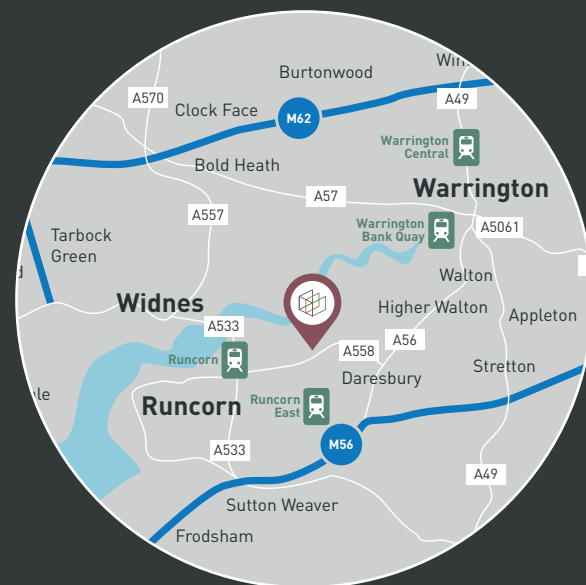
**Evolution Park** is a contemporary business park, comprising 4 newly refurbished detached office buildings set within a secure landscaped site.

The park recently been refurbished with Building 2 internally refrubished to provide modern, high quality, secure business space with excellent car parking provision for 70 spaces, ratio 1:200 sq ft.

# Location

**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 approx 2 miles from Evolution Park and both Manchester and Liverpool John Lennon **Airports** are within easy reach.



# Siteplan

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

The Park lies 12 miles east of Liverpool and 7 miles west of Warrington and is very close to the new Runcorn-Widnes Bridge.



# Features

- Comprehensive remodelling to provide open plan character office space
- Exposed soffits with suspended LED lighting and cable trunking
- Gas central heating
- New male, female and disabled WCs
- Kitchen facilities and shower
- Secure demised parking at a ratio of 1:200 sq ft
- Cycle hub
- Secondary glazing at first floor level to Unit 2

Building 3 has been stripped out to a shell. The Landlord will refurbish the building as a whole or floor by floor subject to negotiation and pre let agreement with a prospective tenant to a specification to be agreed.

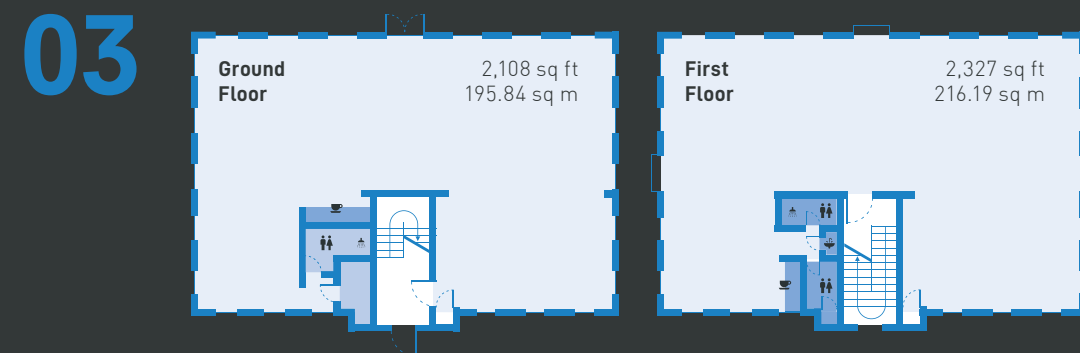
# Accommodation

	sq ft	sq m	Parking
<b>02</b>			
Ground Floor	<b>LET TO TRIGENEX LTD</b>		
First Floor A	1,488	138.24	7
First Floor B Rear	<b>LET TO ELYSIUM CNS LTD</b>		
First Floor B Front	743	69	4
<b>Total</b>	<b>5,976</b>	<b>555.2</b>	<b>30</b>
<b>03</b>			
Ground Floor	2,108	195.84	11
First Floor	2,327	216.19	12
<b>Total</b>	<b>4,435</b>	<b>412.03</b>	<b>23</b>

# Plans



Unit 2 Indicative Space Plan



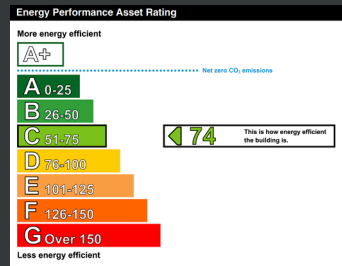




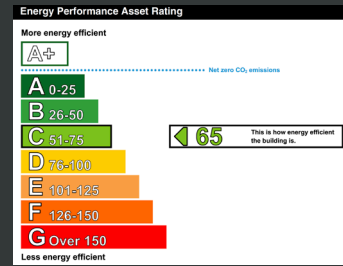


# EPC Certificates

02



03



## Contact

Space available to let on whole or part building basis.  
Flexible full repairing and insuring Leases are offered for a term of years to be agreed.  
Rent provided on request.

Building 3 is available also for sale on freehold or long leasehold basis with vacant possession.  
Full details from the joint agents.



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