

TO LET

Runcorn

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Under Refurbishment - Ready August 2024 **Unit 1001, Sarus Court** **Stuart Road, Manor Park, Runcorn, Cheshire WA7 1UL**

- Steel portal frame construction
- 7m eaves height
- 2 full surface level loading doors
- Insulated Profile Cladding
- Two story office accommodation
- Secure service yard and separate car-parking

16,401 sq ft
(1,523.65 sq m)



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Unit 1001, Sarus Court Stuart Road, Manor Park, Runcorn, Cheshire WA7 1UL



Location

The property is situated within the established Manor Park industrial estate in Runcorn, approximately 30 miles west of Manchester and 20 miles south east of Liverpool. Manor Park comprises a prime 300 acre office and industrial park located directly north of the A558 which provides access to J11 and J12 of the M56 motorway to the south.

Description

The property comprises a detached industrial unit (built in 1992) with enclosed secure yard space (shared yard with 1002) and separate car parking. The units is of steel portal frame construction with part brick / part clad elevations under steel profile roofs, providing an eaves height of 7m.

The generic specification is a concrete floored warehouse area with two storey office accommodation to the gable end where the main entrance is situated. Each unit benefits from a separate entrance providing access to loading / service yards. The warehouse and offices are to be fully refurbished to include new LED lighting & carpeting.

Energy Performance Certificate

An energy performance certificate is available on request.

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Warehouse	14,080	1,308.03
Offices (over 2 floors)	2,321	215.62
Total	16,401	1,523.65

Terms

The unit is offered by way of a new full repairing and insuring lease on terms to be agreed at a rental of £140,000 per annum (£8.53 psf) exclusive plus VAT.

Rateable Value

The property has a rateable value of £137,000 (1 April 2023 to present).

For further information please contact Halton Borough Council, Business Rates Dept, on 0151 511 6730

VAT

VAT will be payable at the prevailing rate.

Legal Costs

Each party to responsible for their own costs in relation to any transaction.

Occupational Costs

Building Insurance & nominal Service Charge - TBC

Further Information / Viewings

Please contact the sole agents, LM6:

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