UNIT 71 & 72

BRINDLEY ROAD
ASTMOOR INDUSTRIAL ESTATE

RUNCORN, CHESHIRE WA7 1PF

TO LET.
£32,100 per annum

6,515 SQ FT

0845 500 61 61
www.fi-rem.com

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ASTMOOR INDUSTRIAL ESTATE

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DESCRIPTION

This semi detached industrial property provides a very prominent location at the top of Brindley Road on Astmoor Industrial Estate. The property is of a steel portal frame construction with metal clad elevations and a flat asphalt roof. The accommodation comprises a reception, office areas, canteen, warehouse and a loading/parking area.

The property benefits from:
• Recently refurbished unit
• Concrete floors to the Warehouse
• Eaves Height 3.8 m
• Fluorescent lighting and gas fired space heaters
• One roller shutter motor door
• Offices and W/Cs can be built speculatively based on individual requirements

LOCATION

Astmoor is one of the largest industrial estates in Runcorn, and now benefits from the new Mersey Gateway Bridge which has further enhanced connectivity, attracting a huge variety of occupiers.

Astmoor Industrial Estate is situated to the east of Runcorn and benefits from good dual carriageway links to the M56 motorway via the A558 and A56. Runcorn is located in north west Cheshire approximately 30 miles south west of Manchester, 18 miles south east of Liverpool and 20 miles north east of Chester.
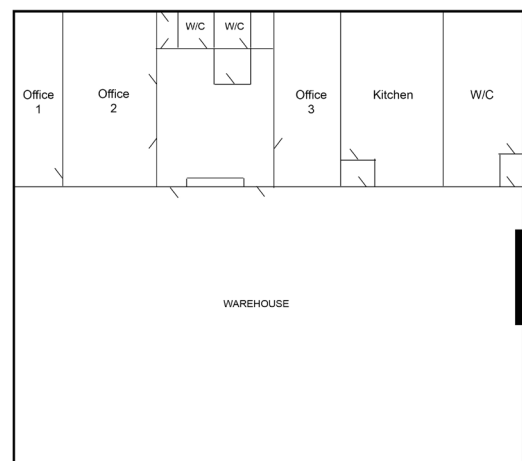
USE

We understand that the property has consent for B1/ B2 & B8 uses, but could offer a Trade counter use also.

SERVICE CHARGE

Available on request.

BUSINESS RATES

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Halton Borough Council.

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Warehouse	4,800	445.93
Office 1	203.01	30.39
Office 2	327.11	18.72
Office 3	201.50	19.23
Kitchen	206.99	445.93
TOTAL GIA	6,420	596.44

ALL ENQUIRIES

FI REAL ESTATE MANAGEMENT **0845 500 61 61** www.fi-rem.com

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