

To arrange a viewing, please contact FI Real Estate Management on **01257 263 010** or email **enquiries@fi-rem.com**



**ASTMOOR
INDUSTRIAL ESTATE**
RUNCORN

UNIT 77 with secure yard



**BRINDLEY
ROAD**

ASTMOOR INDUSTRIAL ESTATE

RUNCORN, CHESHIRE WA7 1PF



TO LET.

£63,500 per annum

12,700 SQ FT

0845 500 61 61

www.fi-rem.com

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FI REAL ESTATE
MANAGEMENT

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**BRINDLEY
ROAD**

ASTMOOR INDUSTRIAL ESTATE

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DESCRIPTION

This end of terrace industrial property occupies a very prominent location on Brindley Road, Astmoor Industrial Estate. The property is of steel portal frame construction with metal clad elevations and asphalt roof. The accommodation comprises WCs, warehouse and a generous yard area suitable for parking/loading. The property benefits from:

- Recently been fully refurbished
- Prominent corner unit
- Substantial yard for parking and loading
- Concrete flooring to the warehouse
- Motion sensor LED lighting throughout
- Two motorised roller shutter door
- Maximum height 4.31m
- Generous yard area

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.

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	12,700	1,179.44
TOTAL GIA	12,700	1,179.44

ALL ENQUIRIES



FI REAL ESTATE
MANAGEMENT
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