

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



**ASTMOOR  
INDUSTRIAL ESTATE**  
RUNCORN

# UNIT 97



**CHADWICK  
ROAD**

ASTMOOR INDUSTRIAL ESTATE

RUNCORN, CHESHIRE WA7 1PW



# TO LET.

**12,726 SQ FT**

**0845 500 61 61**

**[www.fi-rem.com](http://www.fi-rem.com)**

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MANAGEMENT

# UNIT 97



**CHADWICK  
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## DESCRIPTION

This end terrace industrial property occupies a very prominent location off Chadwick Road on Astmoor Industrial Estate. The property is of steel portal frame construction with metal clad elevations and a asphalt roof. The accommodation comprises a reception, office area, WCs and a warehouse.

The property benefits from:

- Concrete floors to the warehouse
- Carpeted offices
- Eaves height 3.8 metres
- Fluorescent lighting and gas fired space heaters
- Fluorescent lighting to offices

## 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.

## RENT

Available on application.

## 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.

## EPC

Available on request.



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
<b>Total</b>	12,726	1,182.28

## ALL ENQUIRIES



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