

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 100



**CHADWICK  
ROAD**

ASTMOOR INDUSTRIAL ESTATE

RUNCORN, CHESHIRE WA7 1PW



# TO LET.

£60,400 per annum

**12,715 SQ FT**

**0845 500 61 61**

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

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MANAGEMENT

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## DESCRIPTION

This end terrace industrial property occupies a very prominent location off Chadwick Road on Astmoor Industrial Estate. The unit has refurbished externally, with overclad, new roof, new fire doors and new roller shutter door. The accommodation internally comprises of an open plan warehouse with WC. The internal space is available with full decoration, LED lighting and refurbished WC block.

The property benefits from:

- Recently refurbished externally
- Open plan warehouse
- W/C
- One roller shutter door
- Eaves height 3.8 metres
- 3 phase electric
- Car parking and loading from Chadwick Road

## 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.

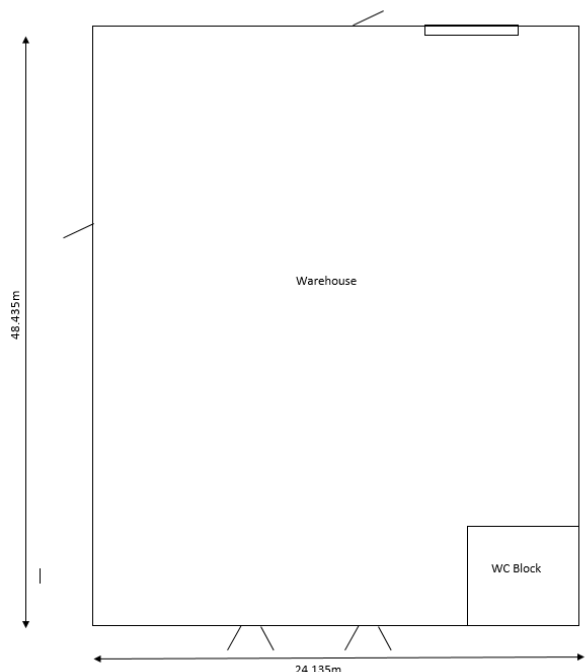
## BUSINESS RATES

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

## EPC

Available on request.

## FLOOR PLAN



\*This plan is not to scale and is for indicative purposes only

## ALL ENQUIRIES



**FI** REAL ESTATE  
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