

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 98



**CHADWICK
ROAD**

ASTMOOR INDUSTRIAL ESTATE

RUNCORN, CHESHIRE WA7 1PW



TO LET.

£60,500 per annum

12,726 SQ FT

0845 500 61 61

www.fi-rem.com

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FI REAL ESTATE
MANAGEMENT

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**CHADWICK
ROAD**

ASTMOOR INDUSTRIAL ESTATE

RUNCORN, CHESHIRE WA7 1PW

DESCRIPTION

This mid 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.

SERVICE CHARGE

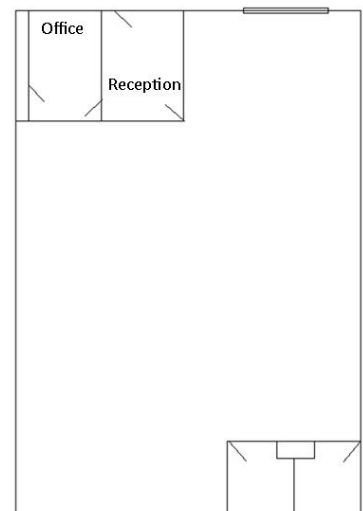
Available on request.

BUSINESS RATES

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

EPC

D - 80



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

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Warehouse	12,103	1,124.40
Office 1	388	36.07
Office 2	296	27.5
TOTAL GIA	12,726	1,182.28

ALL ENQUIRIES



**Lambert
Smith
Hampton**

0161 242 7022