

TO LET.

15,329  
sq ft

 BOLEYN COURT  
**UNIT 6**  
RUNCORN, CHESHIRE. WA7 1SR







**15,329**  
sq ft

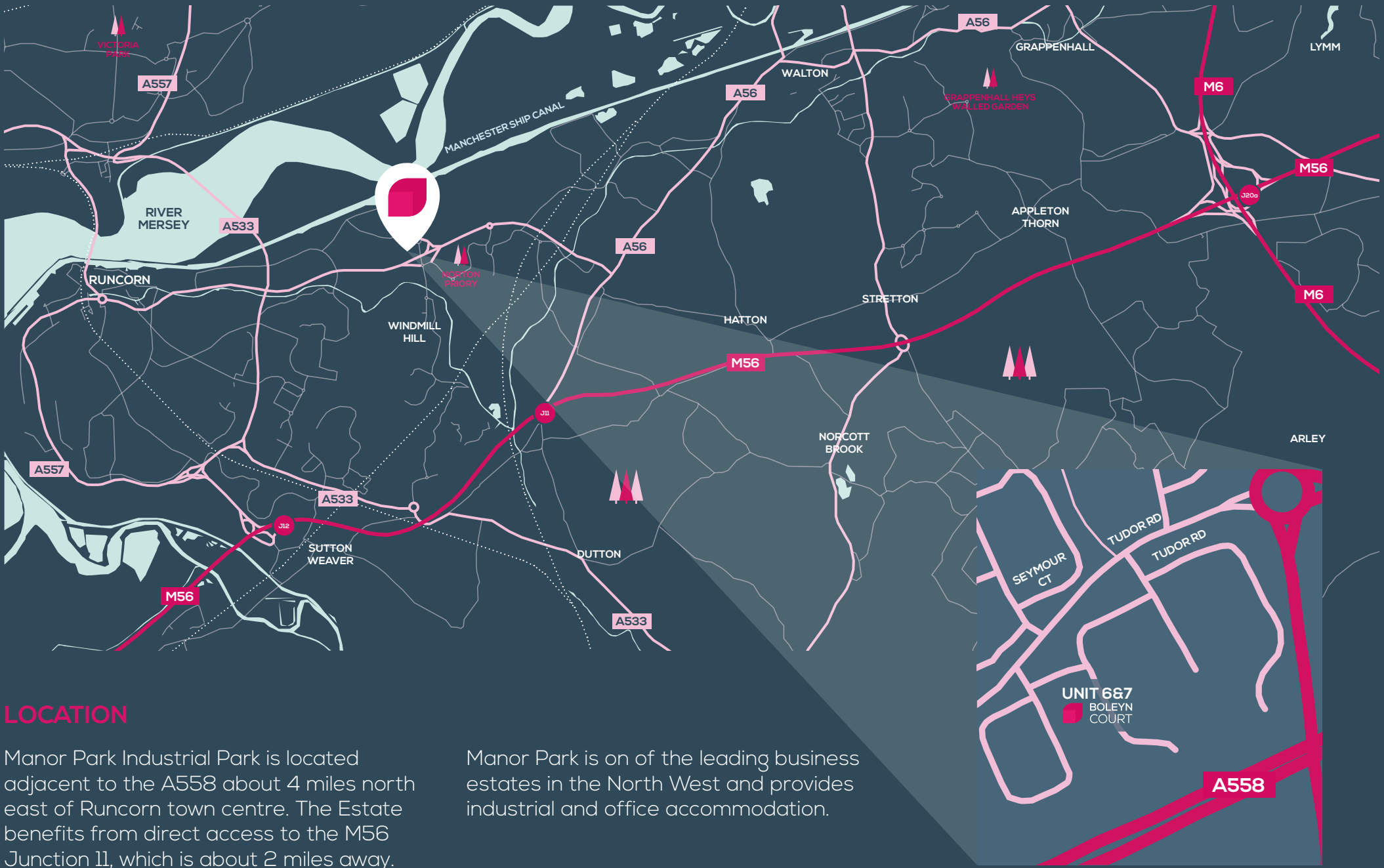
## DESCRIPTION

This detached industrial property occupies a very prominent location on Boleyn Court, Manor Park Industrial Estate, with close proximity to the Daresbury Expressway.

The property is of steel portal frame construction with metal clad elevations and a trocal flat roof. The accommodation comprises a newly refurbished open warehouse and WC.

## PROPERTY BENEFITS:

-  2 level access doors.
-  Reception.
-  Offices.
-  Kitchen.
-  Eaves height 4.8 - 5.7m.
-  Refurbishment available.



## LOCATION

Manor Park Industrial Park is located adjacent to the A558 about 4 miles north east of Runcorn town centre. The Estate benefits from direct access to the M56 Junction 11, which is about 2 miles away.

Manor Park is on of the leading business estates in the North West and provides industrial and office accommodation.



## 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

TBC

## ACCOMMODATION

Units can be taken separately or together.

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Unit 6	15,324	1,423.65







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)**



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 **BOLEYN COURT**

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