

**FLEXIBLE LEASE
TERMS AVAILABLE**



ASTMOOR POINT
INDUSTRIAL ESTATE

TO LET

**NEW BUILD INDUSTRIAL UNITS
FROM 2,666-4,499 SQ.FT**

ASTMOOR POINT, HARDWICK ROAD

ASTMOOR INDUSTRIAL ESTATE, RUNCORN WA7 1PH

8m ↑

8M EAVES TO HAUNCH



UNITS CAN BE COMBINED



ELECTRIC ROLLER SHUTTER DOORS UP TO 5.6M HEIGHT & 4M WIDE ROLLER SHUTTER ACCESS



3 PHASE ELECTRIC



DEDICATED PARKING TO ALL UNITS



ONSITE CYCLE PARKING



EV CHARGING



BESPOKE FIT OUT AVAILABLE

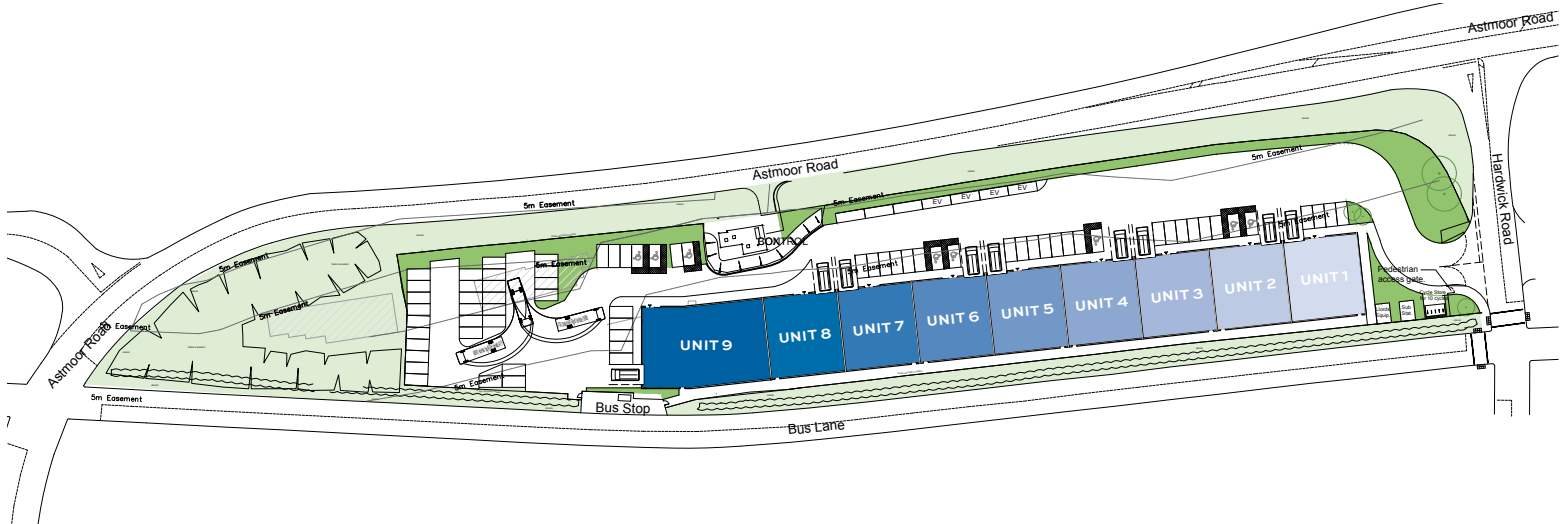


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SPECIFICATION



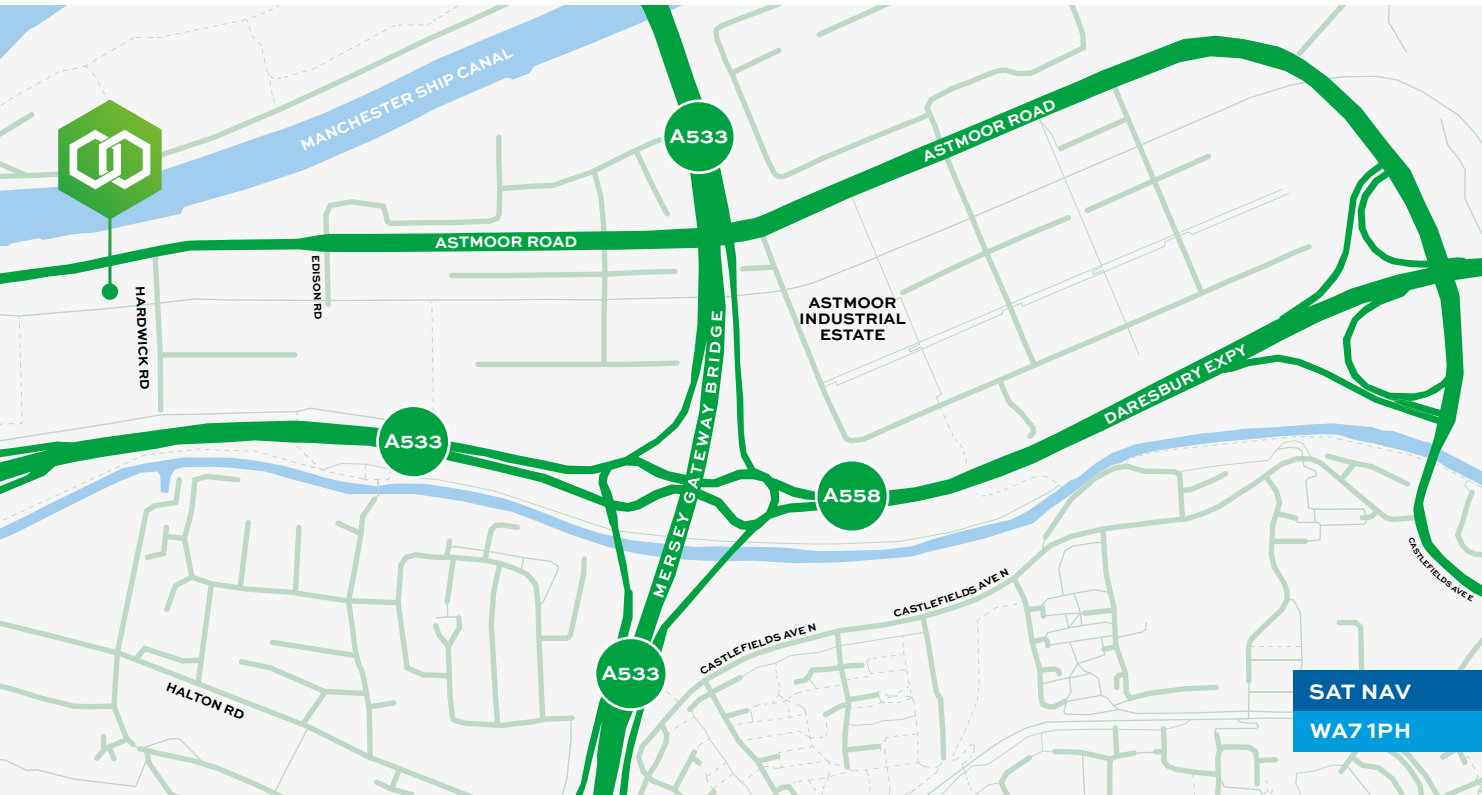
UNIT	SQ FT
1	2,666
2	2,666
3	2,666
4	2,666
5	2,666
6	2,666
7	2,666
8	2,666
9	4,499
TOTAL	25,829

FLOOR AREAS ARE GROSS INTERNAL AREAS.



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FLOOR PLAN



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.



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LOCATION



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USE

We understand that the property has consent for B1/B2 & B8 uses.

SERVICE CHARGE

Available on request.

BUSINESS RATES

Available on request.

CONTACT



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