

6 Jensen Court, Astmoor, Runcorn  
WA7 1SQ

Industrial/warehouse unit  
(276.60 SQM (2,977 SQFT))

to let  
(may sell)



£Rent/Price on  
application

- Excellent self-contained workshop/warehouse unit
- Established location with excellent road connectivity
- Just off the A558 Bridgewater Expressway
- Managed estate of similar units and uses

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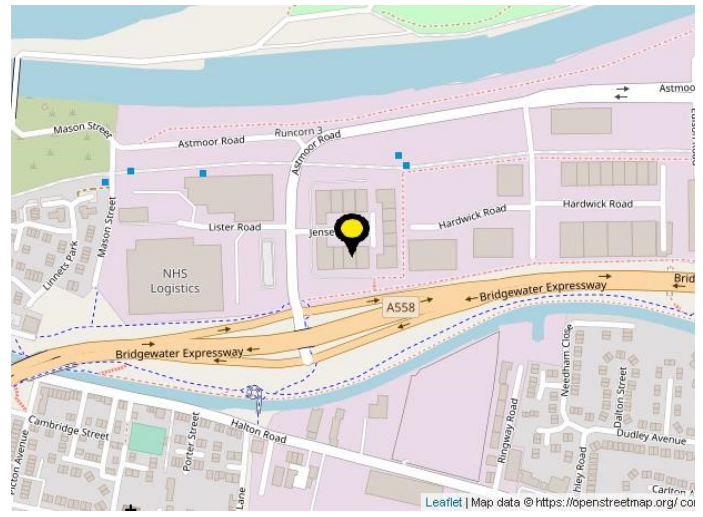
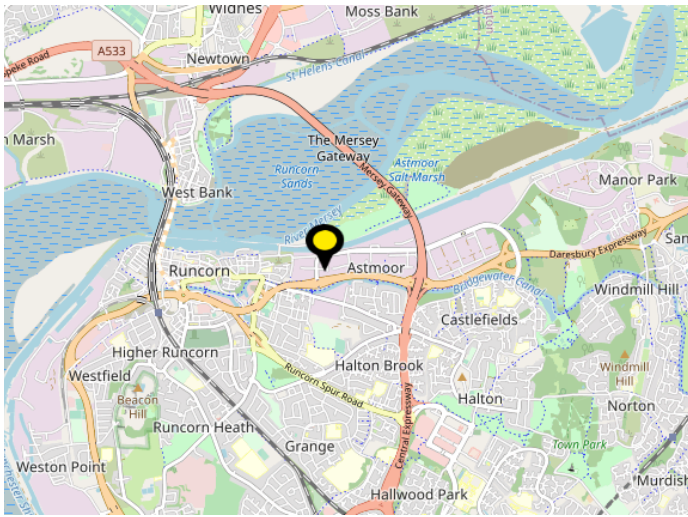
Parkinson Real Estate 4 Winckley Court, Preston PR1 8BU 01772 876456



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## Location

The subject property is located on Jensen Court which is just off Astmoor within the Runcorn area of Cheshire. The subject is located approximately 1 mile east of Runcorn town centre and 3 miles south of Widnes. The property benefits from excellent connectivity to the motorway network, being in close proximity to junctions of the M56 and M53 motorways in addition to a number of major arterial A roads closeby to include the A533, A557 and A558. Runcorn also benefits from a railway station providing connectivity to local regional and national destinations.

## Description

The subject comprises an industrial unit which sits within a modern built terrace of units which are of steel portal frame construction with profile sheet clad elevations and roof with the roof incorporating translucent panels. A central tarmac estate road provides access and this is gated to the front. The units sits to the rear aspect of the development comprising warehouse and office provision on ground floor. To the front is a service yard and a number of car parking allocated to the property.

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Accommodation

In accordance with RICS Guidance we estimate the floor areas as follows:

|                                  | SQM           | SQFT         |
|----------------------------------|---------------|--------------|
| Warehouse                        | 253.00        | 2,723        |
| Offices                          | 23.60         | 254          |
| <b>Total Internal Floor area</b> | <b>276.60</b> | <b>2,977</b> |

Opportunity to combine with the available joining unit (7) which together could provide a total combined accommodation of 790.41 sqm (8,508 sqft)

## Rating

The property has the following entries in the 2023 Rating Assessments List.

|                     | Rateable Value (2023) | Estimated Rates Payable |
|---------------------|-----------------------|-------------------------|
| Workshop & Premises | £15,000               | £7,485 p.a.             |

## Terms

Available to let by way of a new full repairing and insuring lease on terms to be negotiated. Alternatively may sell on a long leasehold basis—further details on application .

## Estate/Service Charge

There is a service charge for the management of the estate. Further details on request

## Rent/Price

On application

## VAT

All prices are quoted exclusive of VAT. We are informed that VAT is applicable and will be payable on any transaction.

## Planning

We understand the premises has the benefit for existing use light industrial and warehousing purposes. Interested parties make their own enquiries with the local planning authority to confirm their use meets with consents in place.

## Legal costs

Each party to be responsible for own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit may be required to the Lessors solicitors prior to the issue of any legal documentation

## EPC

The property has an EPC rating of E-118.

## Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to contract

March 2024 AG0740

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Parkinson Real Estate

4 Winkley Court, Preston

01772 876456

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### Subject to contract

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