

# INDUSTRIAL UNITS TO LET

2,431 – 21,611 sq ft

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# BERKELEY COURT

| Manor Park, Runcorn, WA7 1TQ



- | Fully refurbished
- | Landscaped estate
- | 5+m eaves
- | 2 miles from J11 M56



## THE SITE

The estate comprises of 17 industrial units totalling nearly 120,000 sq ft across four terraces, and is located in Manor Park, a prime industrial location midway between Warrington and Runcorn.

## THE DETAILS

- Integral office accommodation
- Gas fired hot air blower heating
- Electric up and over loading doors
- Dedicated parking areas

## TERMS

The properties are available by way of full repairing and insuring leases.

## ENERGY PERFORMANCE CERTIFICATES

EPCs are available on request.

## VAT

Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

## THE LOCATION

Berkeley Court is located in Manor Park, one of the region's most successful and fastest growing business parks, and is within 2 miles of junction 11 of the M56. The cities of Manchester, Liverpool and Chester are all within easy reach, as is Manchester International Airport approximately a 25-minute drive.

## SCHEDULE OF ACCOMMODATION

UNIT	1	2	3	4	5	6	7	8	9
SQ FT	4,940	4,936	4,926	4,954	4,945	2,469	4,943	4,944	2,437

UNIT	10	11	12	14	15	16	17	18
SQ FT	2,431	2,478	4,938	4,954	13,251	19,273	21,611	10,899



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