

# AXIS HOUSE

TUDOR ROAD MANOR PARK  
RUNCORN CHESHIRE WA7 1BD

TO LET/MAY SELL



LOCATED IN ONE OF THE PREMIER BUSINESS LOCATIONS IN THE NORTH-WEST

# AXIS HOUSE

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Situated on the popular Manor Park Development in Runcorn, Axis House provides high quality workspace ideal for businesses looking for a self-contained Headquarters office.

Axis House is a modern three storey office building providing 16,247 sq. ft. of part-open plan, part-cellular partitioned office accommodation benefiting from ample on-site parking, a large ground floor reception, WC's and kitchen facilities.

## PROPOSED SPECIFICATION:

- Solid concrete carpeted floors
- Perimeter trunking
- Single glazed timber framed windows, some with sliding doors to balcony areas
- Air-conditioning
- A combination of recessed spot lighting and surface mounted Cat II lighting
- Tenant installed canteen to the ground floor
- 85 on-site car park spaces (ratio 1:195 sq. ft.)
- Landscaped gardens
- CCTV and intruder alarm system

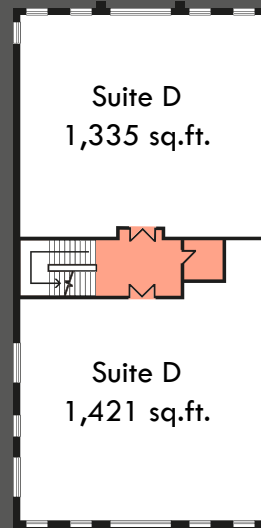
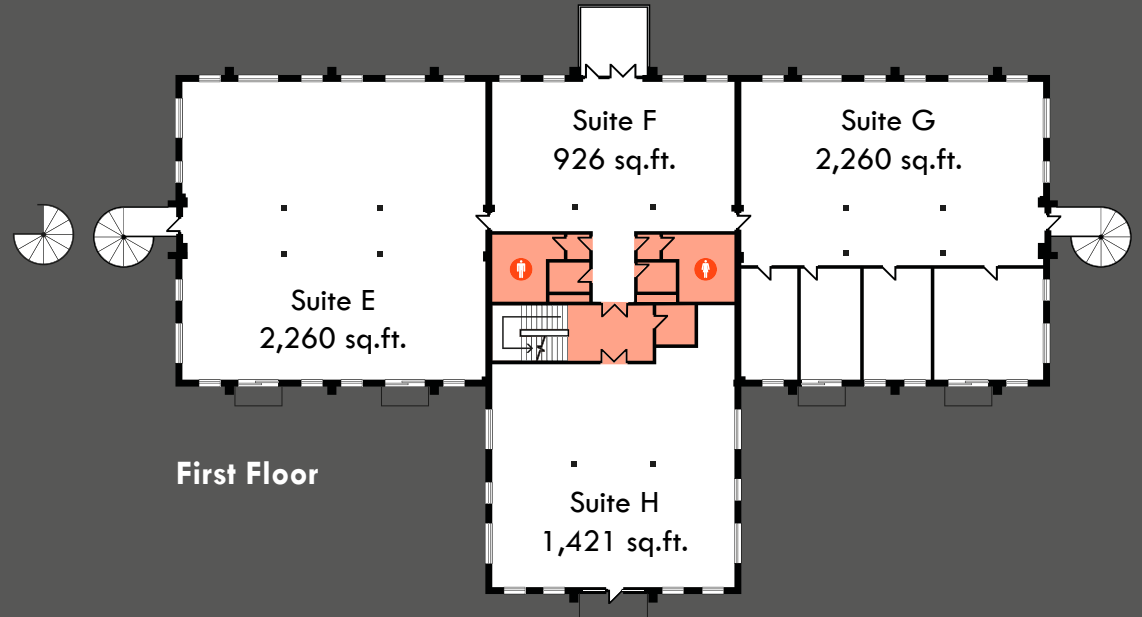
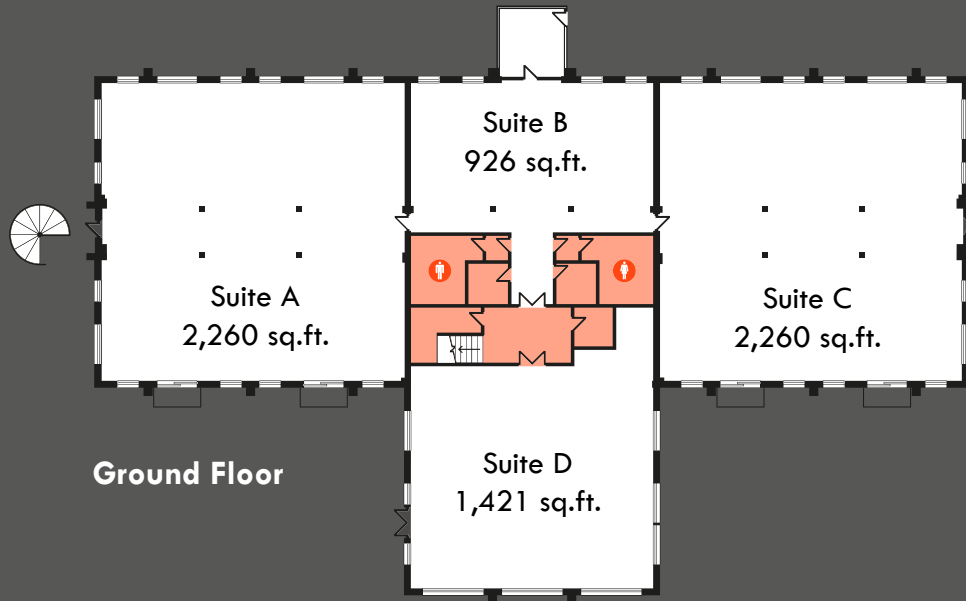


## HEADQUARTER OFFICE OPPORTUNITY



Example office suite

# FLOOR PLANS



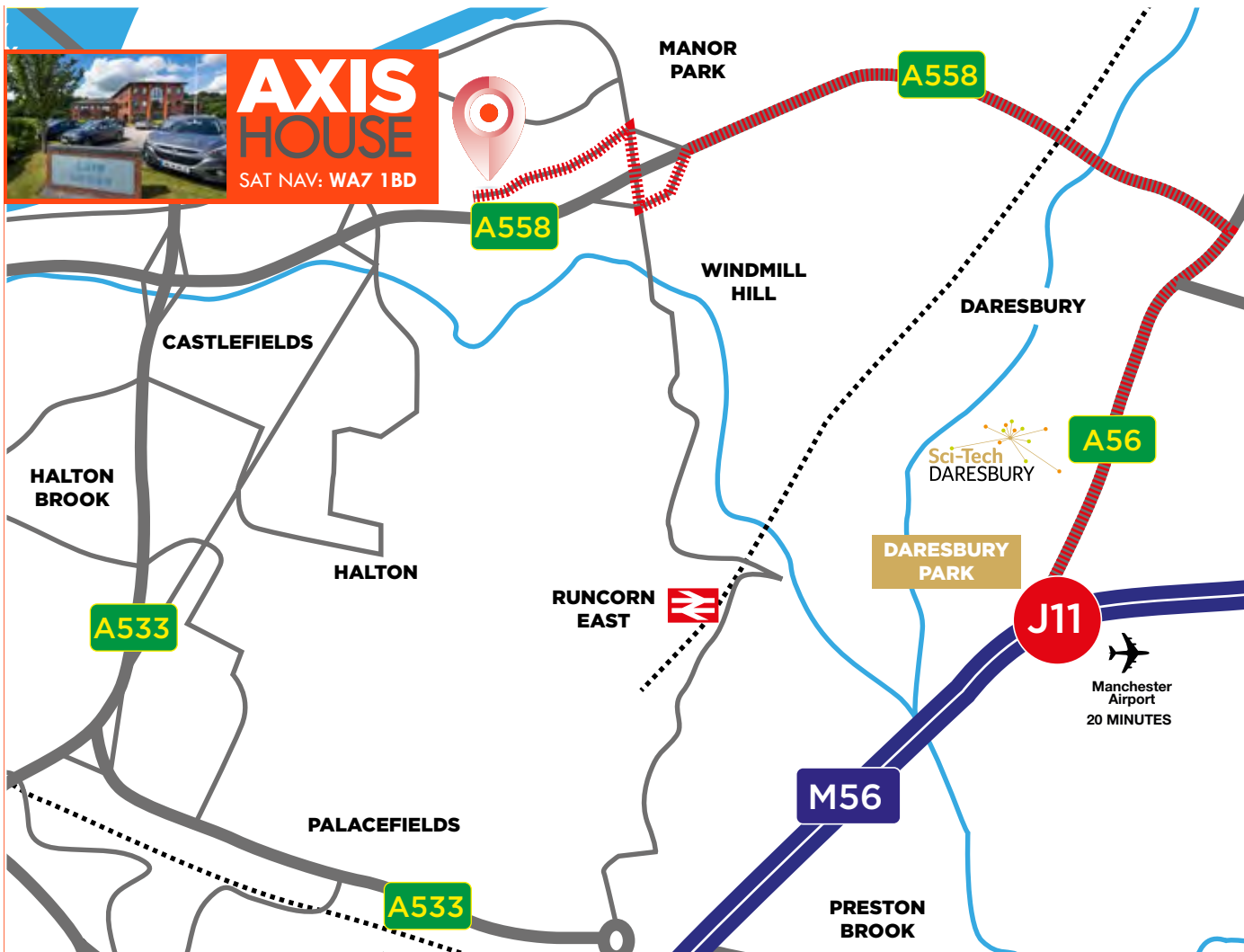


**DRIVETIMES:**

M6 (Lymm Interchange)	15 Mins	A533	4 Mins	Chester	26 Mins	Runcorn East Station	6 Mins
M56	7 Mins	A558	2 Mins	Warrington	14 Mins	Manchester Airport	25 Mins
A56	5 Mins	Manchester	45 Mins	Runcorn Station	10 Mins	Liverpool Airport	15 Mins
		Liverpool	30 Mins	Runcorn Centre	8 Mins		

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SAT NAV: WA7 1BD



## DESCRIPTION:

Manor Park is ideally situated on the outskirts of Runcorn, in between Daresbury Park and Runcorn's town centre. The park is located immediately off the A558, known as the Daresbury Express-way, with further links to the M56 motorway.

Runcorn also benefits from The Silver Jubilee bridge and the Mersey Gateway bridge connecting the town to neighbouring Widnes further improving connectivity to the local area and reducing traffic congestion.

There are two train stations in the town which provide direct services to Liverpool, Birmingham and London Euston from Runcorn station and Manchester Airport and North Wales from Runcorn East.

The Park is ideally located for air travel with Manchester Airport within a 30-minute drive and Liverpool John Lennon Airport with a 15-minute drive time.



Mersey Gateway Bridge

Liverpool

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Developments

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