

UNDERGOING REFURB



FI REAL ESTATE
MANAGEMENT

Unit 97
UNIT TO LET

12,790 sq ft

CHADWICK ROAD

ASTMOOR INDUSTRIAL ESTATE

RUNCORN, CHESHIRE WA7 1PF



DESCRIPTION

This end terrace industrial property occupies a very prominent location off Chadwick Road on Astmoor Industrial Estate. The property is of steel portal frame construction with metal clad elevations and a asphalt roof. The accommodation comprises a reception, office area, WCs and a warehouse.

FEATURES



3 Phase Electric



3 Roller Shutter Door



Loading Access Front and Side



Office and Storage Space



Yard Space

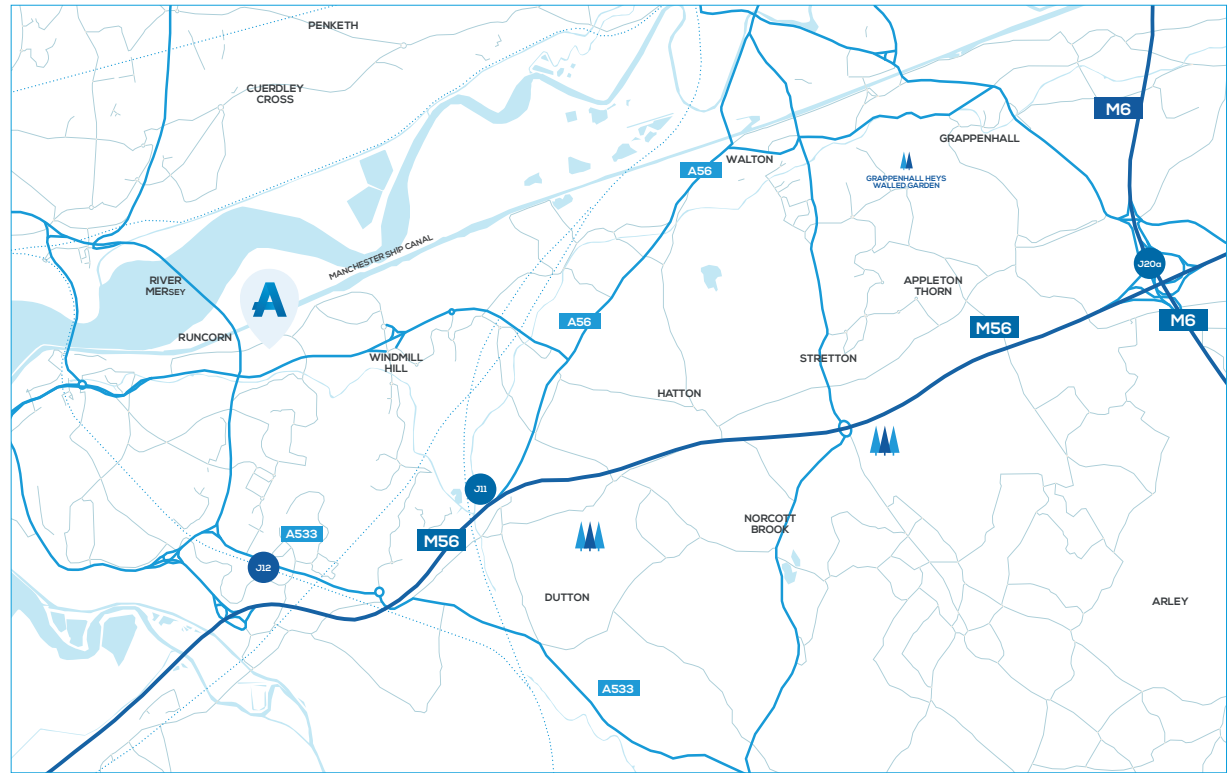


4.25m Eaves Height



Large Yard Space

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Total	12, 790	1,188



LOCATION

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 excellent road connectivity, with easy access to the M56 motorway via the A558 and A56.



USE

Properties are understood to have and be suitable 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.

LEGAL COSTS

Each party is responsible for their own legal costs associated with the transaction.

EPC

Available upon request

TERMS

Properties are available to let on new FRI leases, terms to be agreed.



Contact



Chris Michael
cmichael@fi-rem.com
07917 894 136



Remi Smith
remi.smith@avisonyoung.com
07908 794 551

Gabriel Davies
gabriel.davies@avisonyoung.com
07825 963 397



Phil Morley
phil.morley@lm6.co.uk
07976 288 497