



**JENSEN**COURT

**TO LET**

MODERN REFURBISHED INDUSTRIAL  
& BUSINESS UNITS

**FROM 3,000 - 11,000 SQ FT**

**LAST REMAINING UNIT 6,020 SQ FT** WITH SECURE YARD



**ASTMOOR INDUSTRIAL ESTATE, RUNCORN, WA7 1SQ**





## DESCRIPTION

Jensen Court comprises industrial warehouse & manufacturing units arranged around a central service courtyard.

The units benefit from:



**STEEL FRAME CONSTRUCTION**



**PROFILE METAL SHEET CLADDING**



**TRANSLUCENT ROOF PANELS**



**DEDICATED REAR SERVICING**



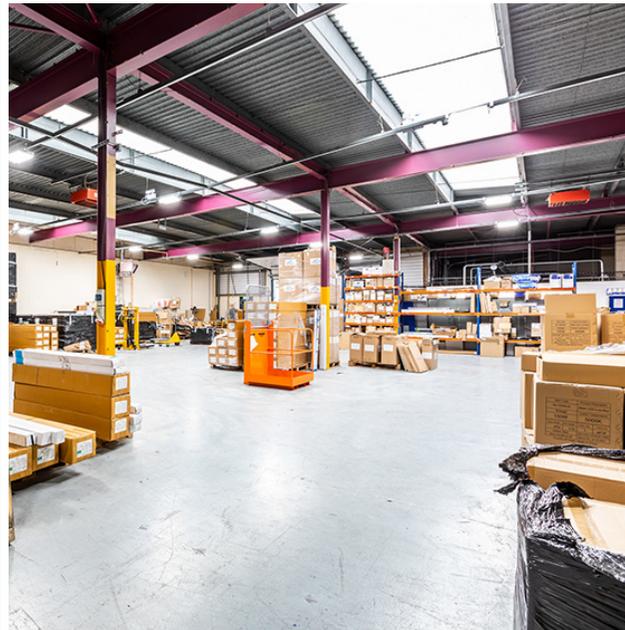
**OFFICE / STAFF ACCOMMODATION**



**LANDSCAPED ENVIRONMENT**



**HIGH RATIO OF CAR PARKING**





## ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and provides the following areas:-

UNIT	SQ M	SQ FT
1	903	9,750
2	358	3,849
3	395	4,252
4	LET	
5	AVAILABLE - 6,020 SQ FT INCLUDES A SECURE YARD	
6	280	3,015
7	276	2,964
8	LET	
9	557	5,996
10	460	4,950
11	357	3,840
12	LET	
14	899	9,678

## LOCATION

Jensen Court is accessed off Astmoor Road at the Western entrance of the established Astmoor Industrial Estate, which is situated to the North East of Runcorn Town Centre.

Direct access is provided to the A533 Bridgewater Expressway which links to the M56 at Junctions 11 & 12 to the South and the Silver Jubilee Bridge and the new Mersey Gateway Bridge across the River Mersey to the North.

Runcorn lies approximately 9 miles West of Warrington and the M6, 29 miles from Manchester, 13 miles East of Liverpool and 21 miles North East of Chester.

Jensen Court is ideally placed for easy access from the new Mersey Gateway Bridge, further details can be found at [www.merseygateway.co.uk](http://www.merseygateway.co.uk)



**ASTMOOR MASTERPLAN:  
COUNCIL GIVES THE  
GO AHEAD TO 5 YEAR  
REGENERATION SCHEME**





**JENSEN**COURT

DESCRIPTION

ACCOMMODATION

LOCATION

**AERIAL**

GALLERY

FURTHER INFO



ASTMOOR INDUSTRIAL ESTATE, RUNCORN, WA7 1SQ



## TENURE

Units are available to let on new full repairing and insuring leases for a term of years to be agreed.

## EPC'S

EPC's are available from the agents upon request.

## LEGAL COSTS

Each party are to bear their own legal costs.

## SERVICE CHARGE

A service charge is applicable for the common areas of the estate.

## VAT

All terms may subject to VAT at the prevailing rate.

## CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.



## VIEWING

For further information or an appointment to view please contact the joint letting agents:

Savills Manchester



[savills.co.uk](http://savills.co.uk)

**0161 236 8644**

### BILLY SEDDON

**E** [billy.seddon@savills.com](mailto:billy.seddon@savills.com)  
**T** 07971 104512



**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)

### MARK DIAPER

**E** [markdiaper@legatowen.co.uk](mailto:markdiaper@legatowen.co.uk)  
**T** 07734 711409

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. January 2021. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)