



Astmoor Industrial Estate Runcorn, WA7 1SQ

Astmoor is a Business Improvement District (BID),
a partnership between the local authority and the
local business community.



Tenure

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

Energy Performance Certificates

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.

Viewing

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



Mark Diaper
markdiaper@legatowen.co.uk



Alex Palfreyman
apalfreyman@savills.com

Misrepresentation Act: The agents, Legat Owen and Savills, for themselves and for the vendors or lessors of this property for whom they act, give notice, that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agents will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Designed by Bella Design & Marketing www.belladesign.co.uk

tilstone

Modern refurbished industrial & business units
To Let from 3,000 to 11,000 sqft

www.jensencourt.co.uk

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 new proposed Mersey Gateway 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

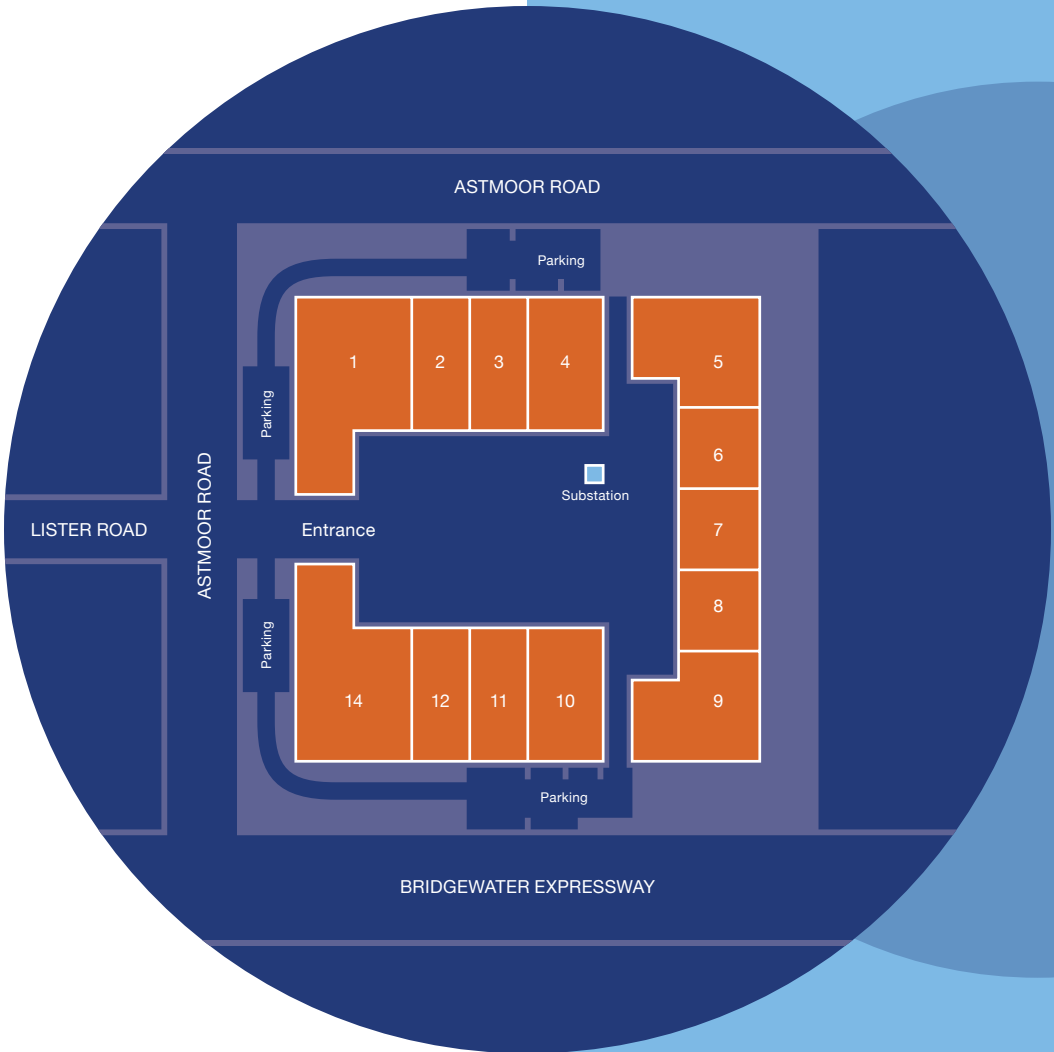


Description

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

The units benefit from:

- Portal frame construction
- Profile metal sheet cladding
- Translucent roof panels
- Dedicated rear servicing
- Office / staff accommodation
- Landscaped environment
- High ratio of car parking



Accommodation

Unit 1	903 sqm	9,750 sqft
Unit 2	358 sqm	3,849 sqft
Unit 3	395 sqm	4,252 sqft
Unit 4	460 sqm	4,950 sqft
Unit 5	560 sqm	6,020 sqft
Unit 6	280 sqm	3,015 sqft
Unit 7	276 sqm	2,964 sqft
Unit 8	275 sqm	2,964 sqft
Unit 9	557 sqm	5,996 sqft
Unit 10	460 sqm	4,950 sqft
Unit 11	357 sqm	3,840 sqft
Unit 12	356 sqm	3,831 sqft
Unit 14	899 sqm	9,678 sqft