

UNIT 15 WHITWORTH COURT

MANOR FARM ROAD • MANOR PARK • RUNCORN • WA7 1WA

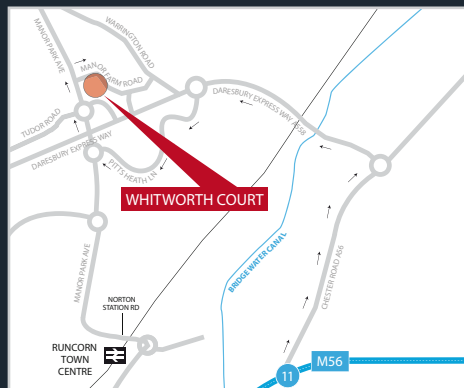
FOR SALE/TO LET

MODERN DETACHED OFFICE BUILDING

5,125 sq ft (476 sq m)

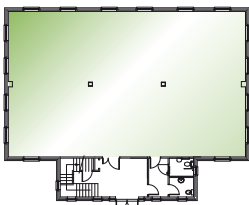
www.gladman.co.uk/office-runcorn



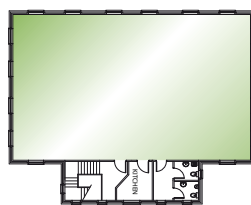


LOCATION

Whitworth Court is located on Manor Park which is situated between the towns of Warrington and Runcorn. The site fronts the A558 Daresbury Expressway and is accessed off Manor Farm Road, via Manor Park Avenue. Junction 11 of the M56 motorway is approximately 3 miles to the south.



GF - 2,512 sq ft
(233.4 sq m)



FF - 2,613 sq ft
(242.8 sq m)

SPECIFICATION

The property is a two storey detached, self contained office building with the available accommodation on the ground floor. The specification is as follows:

- Suspended ceilings
- Recessed lighting
- Air conditioning
- Gas fired central heating
- Full access raised floors
- EPC
- 21 car parking spaces

TERMS

The building may be let or sold as a whole on a freehold basis. Consideration will be given to lettings on a floor by floor basis.

SERVICE CHARGE

A service charge is levied for the maintenance of the common areas of the estate.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

VAT

All figures are quoted exclusive of, but will be liable to, VAT.

FURTHER INFORMATION AND VIEWING

For further information or an appointment to view the property, please contact Gladman Developments or their appointed agents.

CONTACT:

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