

To arrange a viewing, please contact FI Real Estate Management on **01257 263 010** or email **enquiries@fi-rem.com**



**ASTMOOR
INDUSTRIAL ESTATE**
RUNCORN

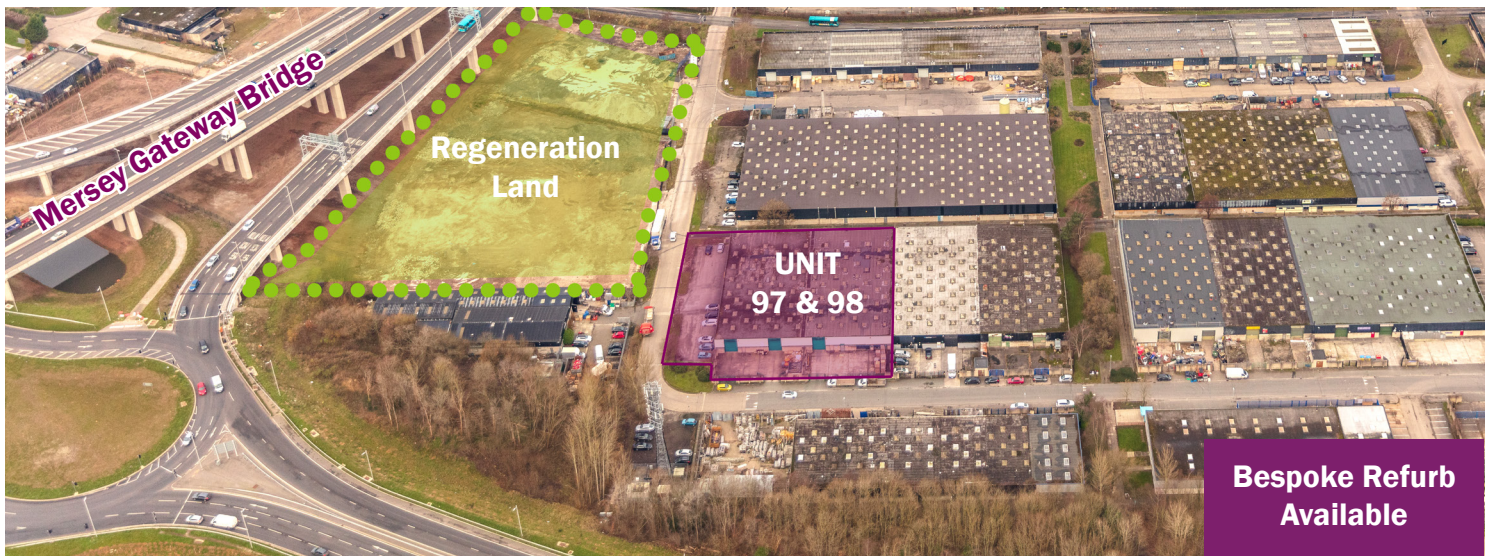
UNIT 97 & 98



**CHADWICK
ROAD**

ASTMOOR INDUSTRIAL ESTATE

RUNCORN, CHESHIRE WA7 1PW



- Prominent location
- Yard to front
- Car park / yard to side
- 3 roller shutter doors
- Offices
- Close to transport links

TO LET.

£89,000 per annum

25,452 SQ FT

may split to
offer x2 12,726 sq ft

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FI REAL ESTATE
MANAGEMENT
0845 500 61 61
www.fi-rem.com

UNIT 97 & 98



**CHADWICK
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ASTMOOR INDUSTRIAL ESTATE

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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.

The property benefits from:

- Concrete floors to the warehouse
- Carpeted offices
- Eaves height 3.8 metres
- Fluorescent lighting and gas fired space heaters
- Fluorescent lighting to offices

LOCATION

Astmoor Industrial Estate is a well-established industrial location in north west Cheshire, situated to the east of Runcorn and approximately 30 miles south west of Manchester, 18 miles south east of Liverpool and 20 miles north east of Chester.

The estate is excellently located providing good access via the A553 to J11 and J12 of the M56 motorway which in turn provides direct access to the M6/M56 interchange (to the east) and The Wirral / North Wales (to the west). The Runcorn Bridge also allows very good access to the Knowsley Expressway/ M57 and the M62 motorways which in turn provide excellent communication links to South and East Liverpool, St Helens and Warrington and the regions motorway network. and benefits from good dual carriageway links to the M56 motorway via the A558 and A56.

USE

We understand that the property has consent 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.

EPC

E - 110 & D - 80

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
UNIT 97		
Warehouse	11,846	1,100.48
Office 1	217	20.13
Office 2	123	11.38
Office / Storage	181	16.80
Total	12,726	1,182.28
UNIT 98		
Warehouse	12,103	1,124.40
Office 1	388	36.07
Office 2	296	27.5
TOTAL	12,726	1,182.28
TOTAL GIA	25,452	2,364.57

The units can be taken as a whole or individually.

ALL ENQUIRIES

