



Unit 3 Stuart Road, Manor Park, Runcorn, WA7 1TS

20,102 sq. ft.

- Modern self-contained industrial unit, situated on an established business park close to Junction 11 of the M56 (3 miles away), Junction 10, M6 Motorway (9.2 miles).
- Two storey offices/amenities totalling 4,757 sq. ft.
- Large secure yard and dedicated car parking area for to up to 37 cars.
- Runcorn railway station only 2 miles away providing services to London and numerous other mainline stations.

LOCATION

The property occupies a prominent location on Stuart Road, Manor Park Industrial Estate, with close proximity to the Daresbury Expressway.

Manor Park Industrial Estate is located adjacent to the A558 about 4 miles north east of Runcorn town centre. The estate benefits from direct access to the M56 Junction 11, approximately 2 miles away.

Manor Park is one of the leading business estates in the North West and provides industrial and office accommodation,

ACCOMMODATION

Floor areas:

	Size (sq ft)	Size (sq m)
Gf Office/Amenities	2,924	271.66
FF Office	1,833	170.26
GF Warehouse	11,772	1,093.69
Warehouse Mezzanine	1,712	159.01
Warehouse Extension	1,861	172.90
TOTAL	20,102	1867.52

DESCRIPTION

The property sits on a site area of approx. 1.46 acres and benefits from the following specification:

- Insulated profile metal clad roof, incorporating 15% translucent roof lights
- Approx 5.6m eaves, approx. 6.2m to apex
- Main warehouse/production area has loading via electric ground level loading door
- Extended workshop area with additional ground level loading door
- Tarmacadam service yard and dedicated parking area with approx. 37 car parking spaces
- Several EV charge point in the dedicated parking area
- Two storey offices/amenities totalling 4,757 sq ft (25.86%)

BUSINESS RATES

The property currently has a Rateable Value of £74,500



LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices are exclusive of but may be liable to VAT at the prevailing rate.

LEASE TERMS

Available To Let on new full repairing and insuring leases for a term to be agreed.

VIEWINGS

For further information please contact:

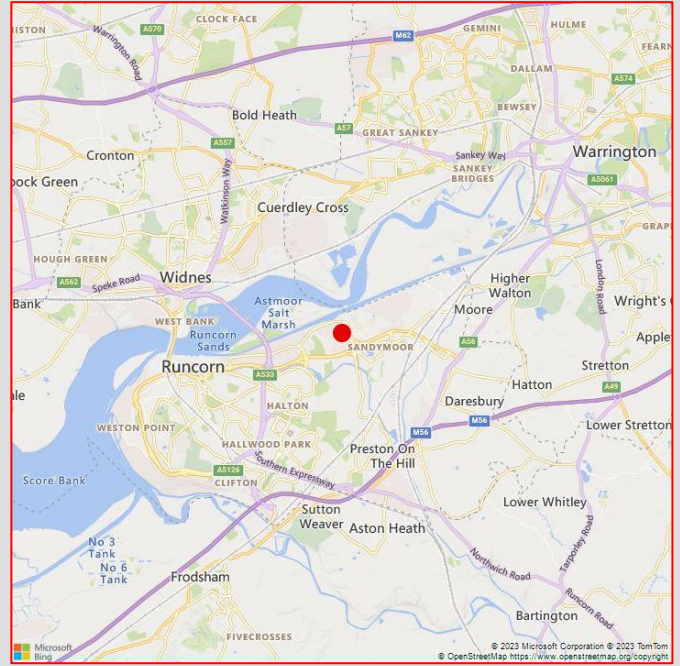
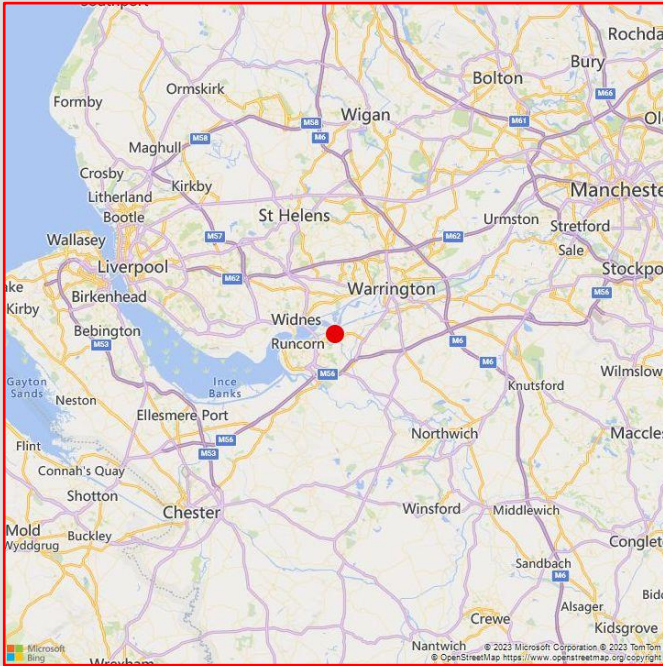
Anti-Money Laundering

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

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Date of publication March 2023

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