

TO LET.

ARAGON COURT
UNIT 4

RUNCORN, CHESHIRE. WA7 1SR



10,188
sq ft



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sq ft

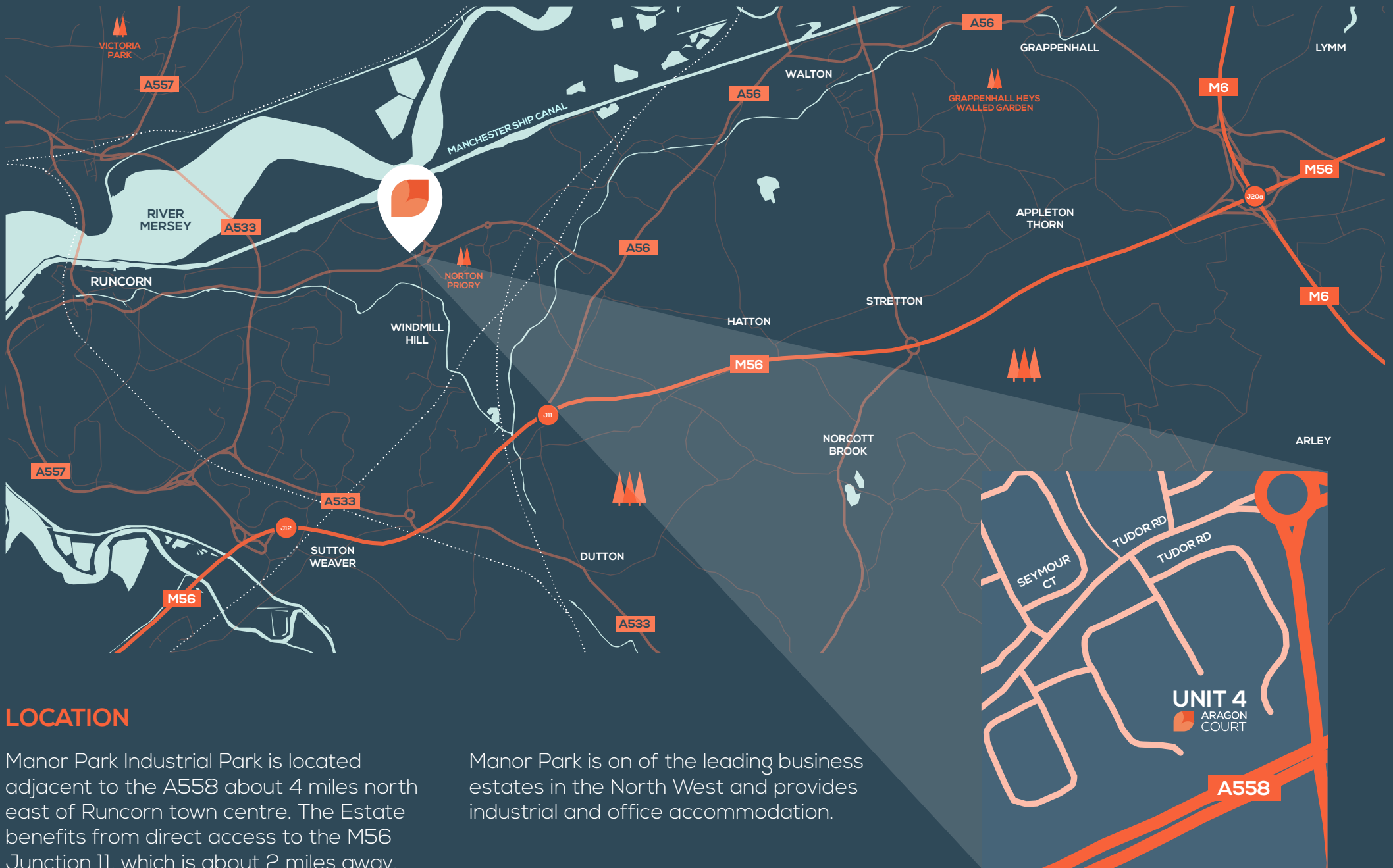
DESCRIPTION

This detached industrial property occupies a very prominent location on Aragon Court, Manor Park Industrial Estate, with close proximity to the Daresbury Expressway.

The property is of steel portal frame construction with metal clad elevations and a trocal flat roof. The accommodation is mainly open plan ware house with W/Cs, kitchen and office/reception area around the perimeter.

PROPERTY BENEFITS:

-  1 roller shutter door
-  Reception
-  Offices
-  Kitchen
-  Eaves height 4.8 - 5.7m
-  Refurbishment available
-  24 hr access



LOCATION

Manor Park Industrial Park 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, which is about 2 miles away.

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

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

TBC

ACCOMMODATION

Units can be taken separately or together.

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



FI REAL ESTATE
MANAGEMENT

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Or Contact Rob Woolley

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 **ARAGON COURT**

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