

TO LET

UNIT 12 & 14

4,392
sq ft

 **BEESTON COURT**
RUNCORN, CHESHIRE. WA7 1SR





4,392
sq ft

DESCRIPTION

An end-terrace industrial property occupies a very prominent location on Beeston 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 flat roof.

The accommodation comprises of an open plan warehouse together with offices and WC.

PROPERTY BENEFITS:



Open warehouse



Warehouse served by three roller shutter doors



Loading area to the rear



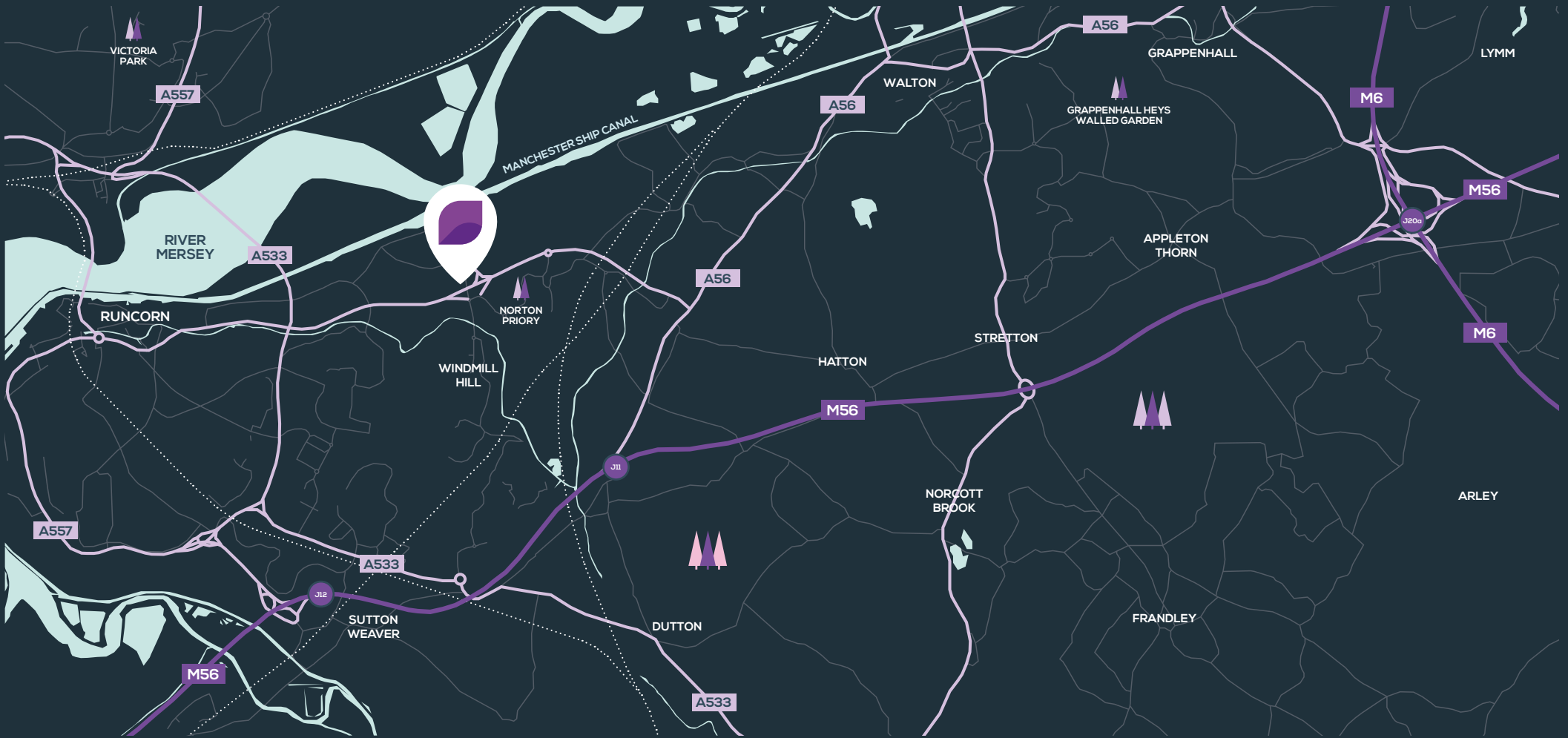
Car parking at the front and rear



3 phase electric



Private WC



LOCATION

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, which is about 2 miles away.

Manor Park is on one 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.

TO LET.





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



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

Or Contact Rob Woolley

✉ rwoolley@fi-rem.com

☎ 07554 224 340

 **BEESTON COURT**

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