



**ARKWRIGHT
ROAD**

ASTMOOR INDUSTRIAL ESTATE



**UNIT 27 & 28
TO LET**

RUNCORN, CHESHIRE WA7 1PU
FROM 3,198 SQ FT TO 6,395 SQ FT



Image for illustrative purposes only.

DESCRIPTION

This mid terrace industrial property is located at Arkwright Road on Astmoor Industrial Estate.

The accommodation comprises a workshop with an up and over loading door to the front elevation which incorporates a hinged personnel door.

PROPERTY BENEFITS

-  3 Phase electricity
-  Electric roller shutter doors
-  Yard space
-  Office and storage space
-  Large warehouse

TO LET.

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LOCATION

Astmoor is one of the largest industrial estates in Runcorn, and now benefits from the new Mersey Gateway Bridge which has further enhanced connectivity, attracting a huge variety of occupiers.

Astmoor Industrial Estate is situated to the east of Runcorn and benefits from good dual carriageway links to the M56 motorway via the A558 and A56.

Runcorn is located in north west Cheshire approximately 30 miles south west of Manchester, 18 miles south east of Liverpool and 20 miles north east of Chester.

-  Manchester Airport - 25min drive
-  M6 Junction 22 - 21min drive
-  Runcorn East Train Station - 7min drive

USE

We understand that the property has consent for B1/B2 & B8 uses.

SERVICE CHARGE

Available on request.

BUSINESS RATES

The property will qualify for Small Business Rates Relief. We advise that any prospective tenant should check the Rateable Value and rates payable with the Valuation Office Agency or Halton Borough Council.

EPC

Available on request.

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



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