

**FOR SALE** 2,770 SQ FT  
(257.34 SQ M)

Modern business unit with high office content



## KEY BENEFITS /

- High office content
- Ideal for a variety of uses
- Landscaped business park
- Rare freehold opportunity
- Good access to junction 11 and 12 M56

## FOR SALE

Attractive Business Unit  
2,770 SQ FT (257 SQ M)

INDUSTRIAL PREMISES / 17 BEESTON COURT, MANOR PARK, RUNCORN WA7 1SS

## LOCATION

The property is located on the Manor Park Industrial Estate, which is accessed from junction 11 and junction 12 of the M56, providing easy access to Manchester/Liverpool and Chester.

The estate offers quality industrial/Business units in a well landscaped environment and has already attracted well known names such as Eddie Stobart, Lidl and B&M Bargains.

## DESCRIPTION

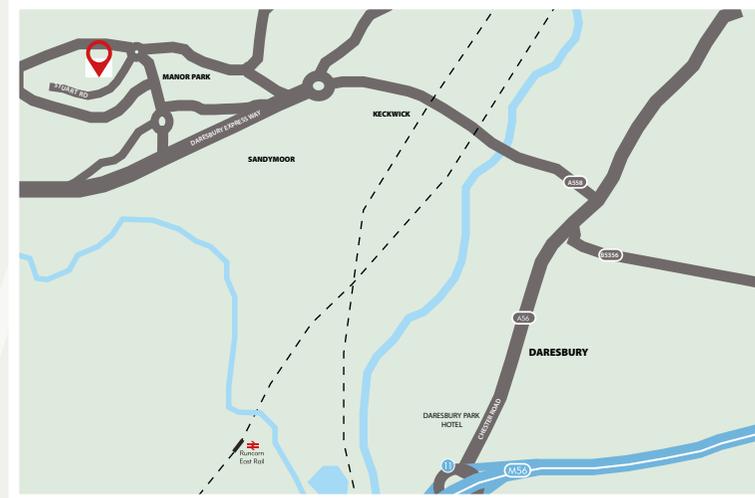
The property comprises an attractive business unit of steel frame construction with brick elevations providing offices to the front and warehouse/storage to the rear..

The premises have been extensively fitted out with offices on ground and first floors and there is a small warehouse and storage area to the rear accessed from a large "up and over" loading door.

The premises are fully fitted with heating and lighting systems throughout. Car parking spaces are available to the front of the property and service access is via a concrete loading to the rear.

## ACCOMMODATION

	Size (SQ FT)	Size (SQ M)
Offices/Ancillary areas	2,006	186.36
Warehouse/stores	764	70.98
<b>TOTAL</b>	<b>2,770</b>	<b>257.34</b>



## SALE PRICE

On Application

## RATES

The property has a rateable value of £18,000, please note this figure does not represent rates payable

## SERVICE CHARGE

There is a service charge to cover the shared services on site.

## VAT

Subject to VAT

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with regulations ID Checks will be carried out where required

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

A copy of the EPC certificate is available on request

## VIEWING

By prior appointment through the agents:

**Joseph Wilshaw**  
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**Jane Marshall**  
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**RVW**  
ROBERTS VAIN WILSHAW

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