

**FOR SALE/TO LET**  
**UNIT 4 WHITWORTH COURT**  
**MANOR PARK**  
**RUNCORN**  
**CHESHIRE**  
**WA7 1WA**



**SELF CONTAINED GROUND AND FIRST FLOOR OFFICE SUITE WITH  
PARKING**

**1840 SQ FT (170.94 SQM)**

## Location

Whitworth Court is located on the Manor Park Business Estate, which is situated between Warrington and Runcorn. The site fronts the A558 Daresbury Expressway and is accessed off Manor Farm Road, via Manor Park Avenue. Junction 11 of the M56 motorway is approximately 3 miles to the South. The opening of the Mersey Gateway Bridge has made the location even more accessible.

## Description

A brick built office building arranged on ground and upper floor, and comprising the following

- Self contained
- Fitted meeting room
- 9 on- site parking spaces
- Electric heating
- Separate kitchen
- Ability to let on a floor by floor basis
- Ideal investment opportunity
- Landscaped business park
- Good access junction 11/12 M56 motorway

## Accommodation

Ground and first floor offices

1840 sq ft

(170.94 sqm)

## Sale

Price on application

## Lease

A new lease with the landlord at a rental level to be agreed

## Rates

The occupier is liable for the payment of business rates on the property

## EPC

A copy of EPC is available on request

## Legal costs

Each party to bear their own costs

## Viewing

Please call Jane Marshall on 01925 205060/07801 373974 for an appointment to view

**Date of Publication October 2023**

## Ground and first floor office areas

