

7 Jensen Court, Astmoor, Runcorn  
WA7 1SQ

2 storey industrial premises  
(513.58 SQM (5,528 SQFT))

to let



£Rent on application

- Self-contained workshop premises that has been reconfigured to provide 2 storey accommodation with mezzanine floor
- Ideal for pick & pack distribution, online business, light manufacturing & production
- Established location with excellent road connectivity
- Just off the A558 Bridgewater Expressway
- Managed estate of similar units and uses

**PARKINSON**  
REAL ESTATE ●●●●

Parkinson Real Estate

4 Winckley Court, Preston PR1 8BU

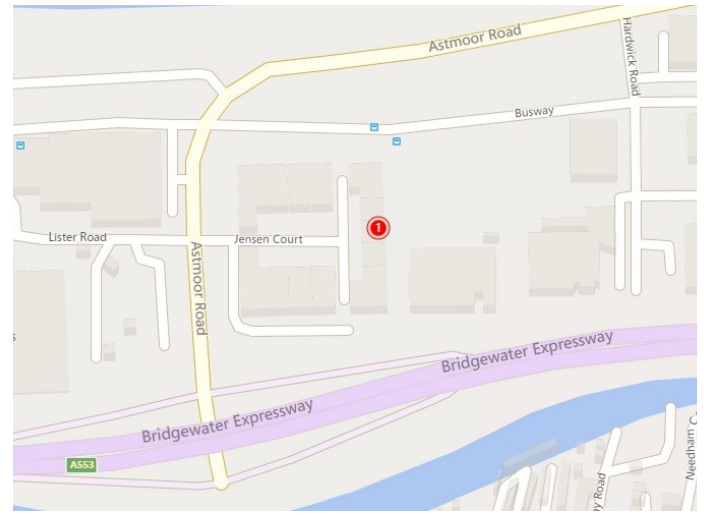
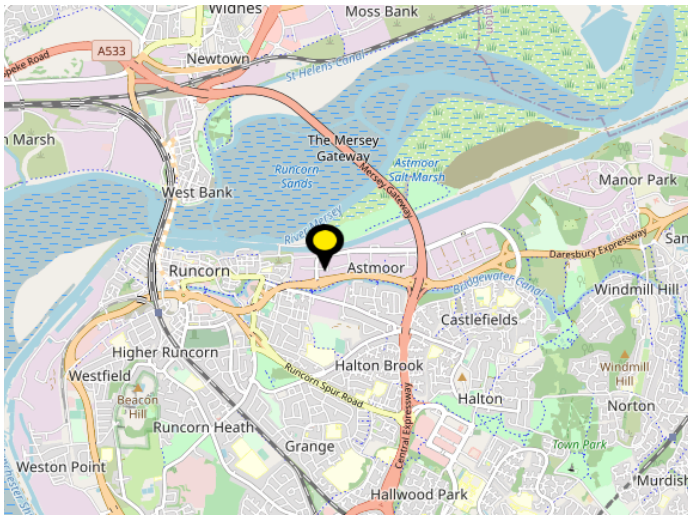
01772 876456



**RICS**

the mark of  
property  
professionalism  
worldwide

[www.parkinsonre.com](http://www.parkinsonre.com)



## Location

The subject property is located on Jensen Court which is just off Astmoor within the Runcorn area of Cheshire. The subject is located approximately 1 mile east of Runcorn town centre and 3 miles south of Widnes. The property benefits from excellent connectivity to the motorway network, being in close proximity to junctions of the M56 and M53 motorways in addition to a number of major arterial A roads close by to include the A533, A557 and A558. Runcorn also benefits from a railway station providing connectivity to local regional and national destinations.

## Description

The subject comprises what is an industrial unit that sits within a modern built terrace of units of steel portal frame construction with profile sheet clad elevations and roof coverings incorporating translucent panels. Internally the unit has been reconfigured to provide 2 storey accommodation by way of a mezzanine. This is currently fitted out as office accommodation utilised benefiting suspended ceiling grids throughout the majority of the accommodation. A central tarmac estate road provides access and this is gated to the front. The units sits to the rear aspect of the development comprising warehouse and office provision on ground floor. To the front is a service yard and a number of car parking allocated to the property.

## Rent

On application

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Accommodation

In accordance with RICS Guidance we estimate the floor areas as follows:

	SQM	SQFT
Ground Floor	277.28	2,984
First Floor	236.30	2,544
<b>Total Internal Floor area</b>	<b>513.58</b>	<b>5,528</b>

## Rating

The property has the following entries in the 2017 Rating Assessments List.

	Rateable Value (2017)	Estimated Rates Payable
Workshop & Premises	£14,750	£7,552 p.a.

## Terms

Available to let by way of a new full repairing and insuring lease on terms to be negotiated.

## VAT

All prices are quoted exclusive of VAT. We are informed that VAT is applicable and will be payable on any transaction.

## Estate/Service Charge

There is a service charge for the management of the estate. Further details on request

## Planning

We understand the premises has the benefit for existing use light industrial and warehousing purposes. We recommend any interested parties make their own enquiries with the local planning authority to confirm their use meets with consents in place.

## Legal costs

Each party to be responsible for own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit may be required to the Lessors solicitors prior to the issue of any legal documentation

## EPC

An Energy Performance Certificate has been requested and can be made available in due course.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Feb 2023 AG0673

**PARKINSON**  
REAL ESTATE ●●●●

Parkinson Real Estate

4 Winckley Court, Preston

01772 876456

[www.parkinsonre.com](http://www.parkinsonre.com)



**RICS**

the mark of  
property  
professionalism  
worldwide

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

**MONEY LAUNDERING REGULATIONS** - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made, to the purchaser for various personal information to assist in verify their ID.