

# TO LET

28,425 sqft  
2,640 sqm



UNIT 9 ASHVILLE INDUSTRIAL ESTATE, ASHVILLE WAY, RUNCORN, WA7 3EZ  
DETACHED PROMINENTLY LOCATED INDUSTRIAL UNIT

**LegatOwen**  
CHARTERED SURVEYORS  
01244 408200  
legatowen.co.uk

## DESCRIPTION

The unit is detached and prominently located in the heart of the Ashville Industrial Estate.

The unit sits to the front of the main site providing car parking to the front, two access points to either side and a large secure yard to the rear. The unit is constructed of a steel portal frame with steel profiled insulated cladding and low level brick elevations. The roof is of steel profiled insulated cladding and intermittent roof lights.

The key details of the unit's specification are as follows:

### Warehouse/Production:

- Steel portal frame construction with a central steel prop
- Concrete block perimeter to circa 2m in height
- Clear internal eaves to 6.6m and rising to 10.8 at the apex
- Access via two roller shutter doors (5.2m x 5.7m & 4.4m x 4m)
- Freestanding mezzanine deck
- 3 phase power and gas supply
- Roof light(s)
- High level LED lighting

### Offices & Welfare

- Main reception and separate staff entrance
- A mix of open plan and cellular offices over two floors
- Kitchen with canteen and locker room
- Suspended ceilings and inset lighting within the offices
- Central heating
- Raised floors at first floor

### Externally

- Tarmacadam car parking to the front elevation
- Two access points off Ashville Way
- Secure concrete yard to one side and rear
- Building mounted spotlights
- Landscaping



## CONTACT

MATT POCHIN - 01244 408205 / mattpochin@legatowen.co.uk

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
**legatowen.co.uk**

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Warehouse	1,805	19,428
GF Offices/Welfare	364	3,918
FF Office	338.1	3,639
Mezzanine	133.74	1,440
<b>TOTAL</b>	<b>2,640</b>	<b>28,425</b>



## CONTACT

MATT POCHIN - 01244 408205 / mattpochin@legatowen.co.uk

## TENURE

The property is available leasehold.

## RENT

The rent is £160,000 per annum plus VAT.

## RENT DEPOSIT

A rent deposit may be requested dependent on credit check.

## BUSINESS RATES

The property has a Rateable Value of £52,000.

Rates payable will be approximately £26,650.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

## PLANS/PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

All terms will be subject to VAT at the prevailing rate.

## CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#).

We recommend you obtain professional advice if you are not represented.



## CONTACT

MATT POCHIN - 01244 408205 / [mattpochin@legatowen.co.uk](mailto:mattpochin@legatowen.co.uk)

**LegatOwen**  
CHARTERED SURVEYORS

**01244 408200**  
[legatowen.co.uk](http://legatowen.co.uk)



## CONTACT

MATT POCHIN - 01244 408205 / mattpochin@legatowen.co.uk

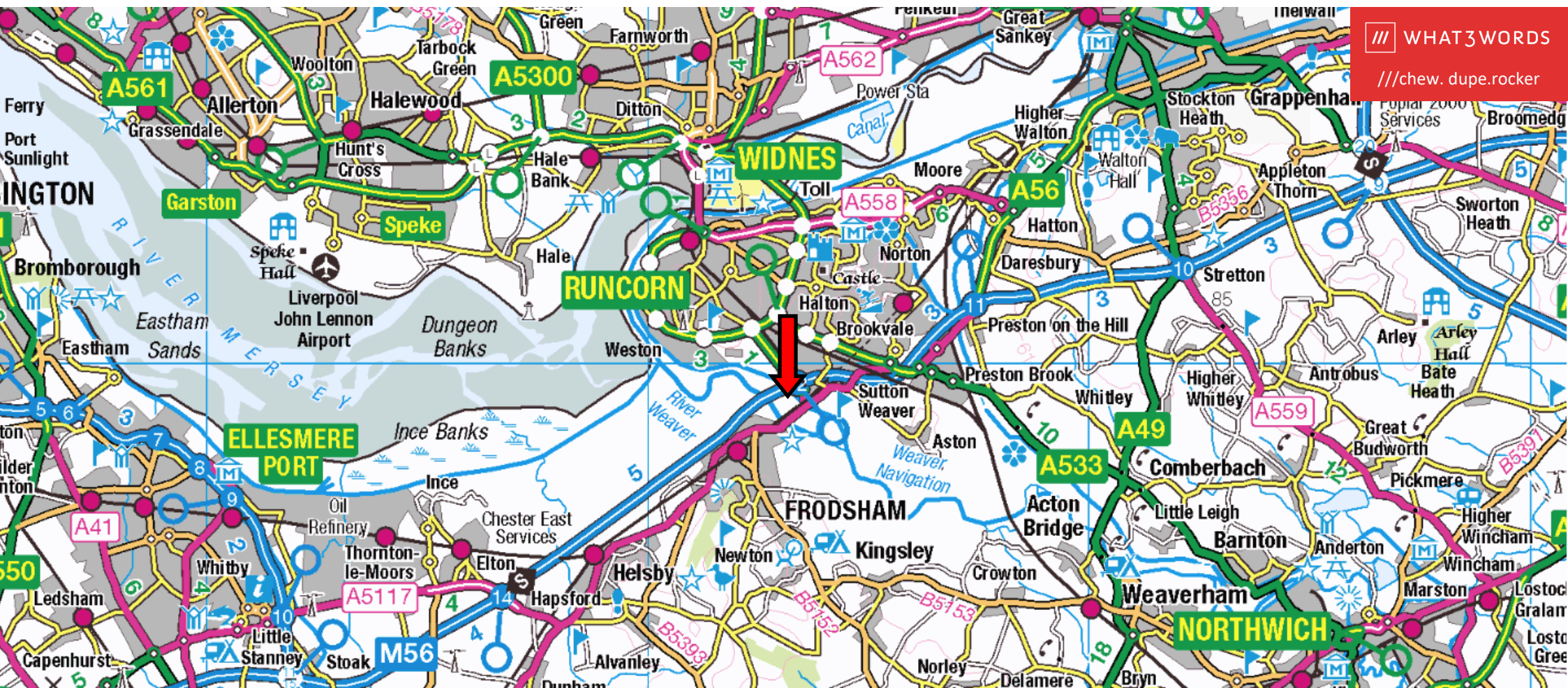
**LegatOwen**  
CHARTERED SURVEYORS

**01244 408200**  
**legatowen.co.uk**

## LOCATION

Unit 9 is located within the heart of Ashville Industrial Estate with immediate access onto Ashville Way providing direct access to Junction 12 of the M56.

The property is strategically located for access to Chester, Warrington, Liverpool and Manchester along the M56 corridor.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. DATE PREPARED: NOVEMBER 2023