

TO LET

B8

REAL ESTATE

INDUSTRIAL / WAREHOUSE FACILITY



**Unit 5 and 6a
Aragon Court,
Manor Park,
Runcorn,
WA7 1SP**

TO LET

**REFURBISHED INDUSTRIAL UNITS
FROM 6,620 – 21,737 SQ. FT.**

- Integral office accommodation up to 4,949 sq. ft.
- Eaves height of 5.50M
- Extensive circulation, parking and yard areas
- Located close to the New Mersey Gateway and M56
- Three phase electric supply & warehouse lighting

01925 320 520

www.b8re.com



LOCATION

Aragon Court is situated immediately to the South of the River Mersey, approximately 18 miles to the South East of Liverpool, 7 miles west of Warrington and 25 miles to the west of Manchester. The town has access to Manchester Airport within 20 miles, Liverpool John Lennon Airport within 13 miles, Speke Garston Docks within 9 miles and Deep Water/Runcorn Docks.

Manor Park comprises a modern 300 acre office and industrial location and its occupiers include Matthew Clark, Lidl, B&M Bargains and UK Mail to name a few. This area of Cheshire is recognised as a prime distribution location with major facilities for Fresenius, Downton and Eddie Stobart.

DESCRIPTION

The property comprises a steel truss construction warehouse with part brick / part metal clad elevations beneath an insulated metal decked flat roof and benefitting from the following specification: -

- Integral office accommodation.
- Eaves height of 5.50M.
- Three phase electric supply & warehouse lighting
- Extensive circulation, parking and yard areas
- B1, B2 and B8 permitted use

Floor areas

Unit 5 Office & Amenities	1,108 sq. ft.
Unit 5 Warehouse	5,520 sq. ft.
Unit 6a Office & Amenities	3,841 sq. ft.
Unit 6a Warehouse	11,072 sq. ft.
Total	21,737 sq. ft.

VAT

All prices are quoted exclusive of but may be liable to VAT at the prevailing rate.

TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed with further details available upon request.

EPC

An EPC Certificate is available upon request.

BUSINESS RATES

We advise that all interested parties make enquires to the local council /rating authority.

LEGAL FEES

All parties will be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Strictly via appointment with B8 Real Estate or our joint agents Rowley Hughes Thompson LLP:

B8RE Contacts:

Attn: Thomas Marriott
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