

TO LET / MAY SELL



**DETACHED
INDUSTRIAL /
WAREHOUSE
UNIT OF
38,850 SQ.FT.
ON 2.5 ACRES**

UNIT 10 CHRISTLETON COURT

**UNIT 10
CHRISTLETON COURT
MANOR PARK
RUNCORN
CHESHIRE
WA7 1ST**



LOCATION

Christleton Court sits within the heart of Manor Park, a prime industrial location adjacent to the A558 which provides easy access to J11 and J12 of the M56 motorway and connects with J20 of the M6 motorway 6 miles East and J11 of the M53 motorway approximately 8 miles West.

Road communications have been enhanced, following the completion Mersey Gateway project which comprises a 6 lane toll bridge over the River Mersey between the towns of Runcorn and Widnes. This now provides a valuable and fast link between the M56 and M62 motorways and also from Widnes/Runcorn to Speke/South Liverpool.





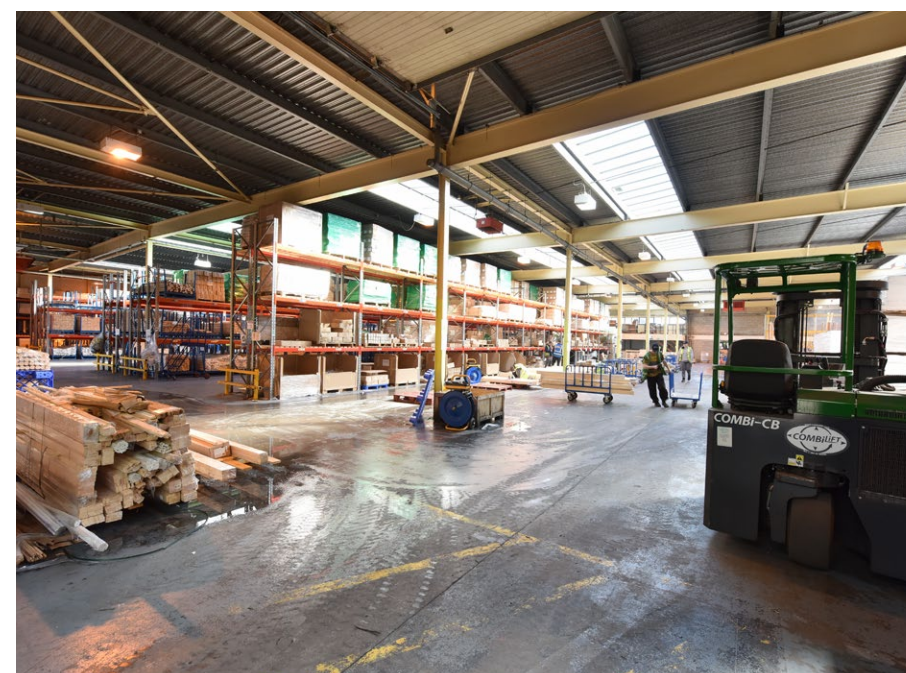
DRIVE TIMES

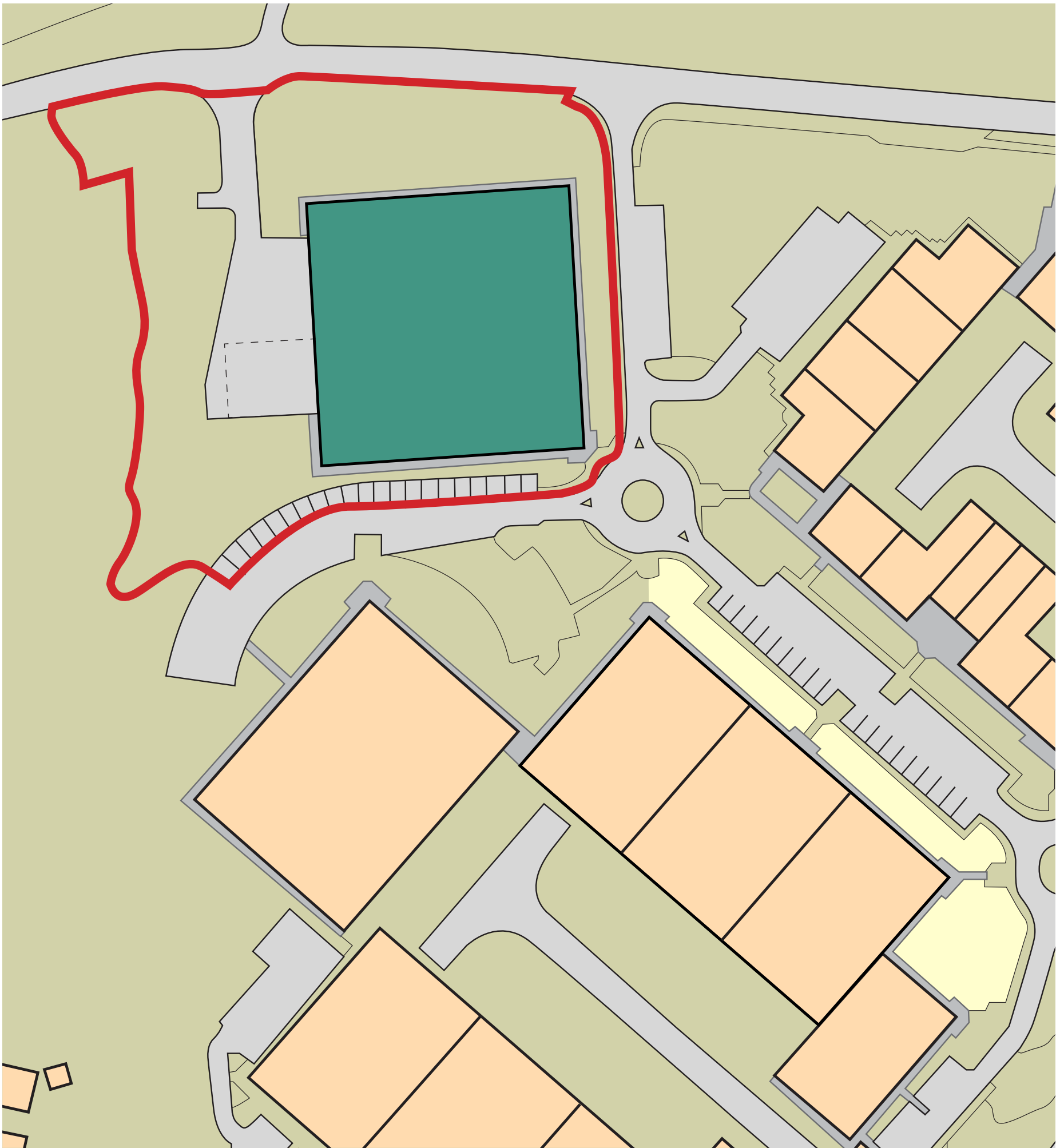
Junction 11 M56	5 mins
Runcorn Train Station	5 mins
Liverpool Airport	15 mins
Manchester Airport	25 mins
Chester City Centre	31 mins
Liverpool City Centre	19 mins
Manchester City Centre	43 mins

SPECIFICATION

The detached industrial unit constructed in the 1990's benefit from the following specification: -

- Steel truss construction providing an eaves height of 5.00 - 5.50m.
- Part brick / part metal clad elevations beneath insulated metal decked roof.
- Concrete warehouse floor with both heating and sodium lighting.
- Dedicated parking area to the front providing approx. 50 car parking spaces.
- Integral office accommodation of 6,488 sq. ft. (Approx. 17%) with dedicated pedestrian entrance.
- Extensive loading area with canopy of approx. 4,500 sq ft.
- 5 mins from Mersey Gateway.
- Self-contained site.





SITEPLAN

UNIT 10 CHRISTLETON COURT
38,850 SQ FT



TERMS

The premises are available on the basis of a new full repairing and insuring lease for a term of years to be negotiated or the sale of the freehold interest.

SERVICE CHARGE

A service charge is administered throughout properties located on Manor Park. The service charge budget for the current year is £0.30 per sq. ft.

The service charge includes communal repairs and external landscaping, external gates and barriers and management fees.

BUSINESS RATES

The rateable value of Unit 10 is £149,000. We estimate that the rates payable will be approx. £75,096 per annum (UBR 0.504) however, we advise that any interested parties should contact the rates department at Halton Council for further details.

EPC

Energy Performance Certificates are available upon request.

VAT

The property is elected for VAT and it is the intention to treat the transaction a Transfer of a Going Concern (TOGC).



VIEWINGS

Strictly by appointment only with the joint agents:

David Thompson



Thomas Marriott



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