

SUBJECT TO REFURB



ARKWRIGHT ROAD

ASTMOOR INDUSTRIAL ESTATE

UNIT 27 TO LET
3,198 sq ft

RUNCORN, CHESHIRE WA7 1PF

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FI TM
PROPERTY GROUP



DESCRIPTION

Currently undergoing a comprehensive, high-specification refurbishment, this modern industrial unit will provide high-quality workshop and office accommodation, available from Q4 2026.

The property comprises a clear-span warehouse with a 4m eaves height, complemented by refurbished office space including two private offices, WCs and a kitchenette. Access is provided via a full-height roller shutter door and personnel entrance, while the unit also benefits from LED lighting throughout and 3-phase electricity, making it suitable for a wide range of industrial, trade and warehouse occupiers.

FEATURES



4m Eaves Height



3 Phase Electric



Electric Roller Shutter Door



Large Warehouse



Office, WC's and kitchenette

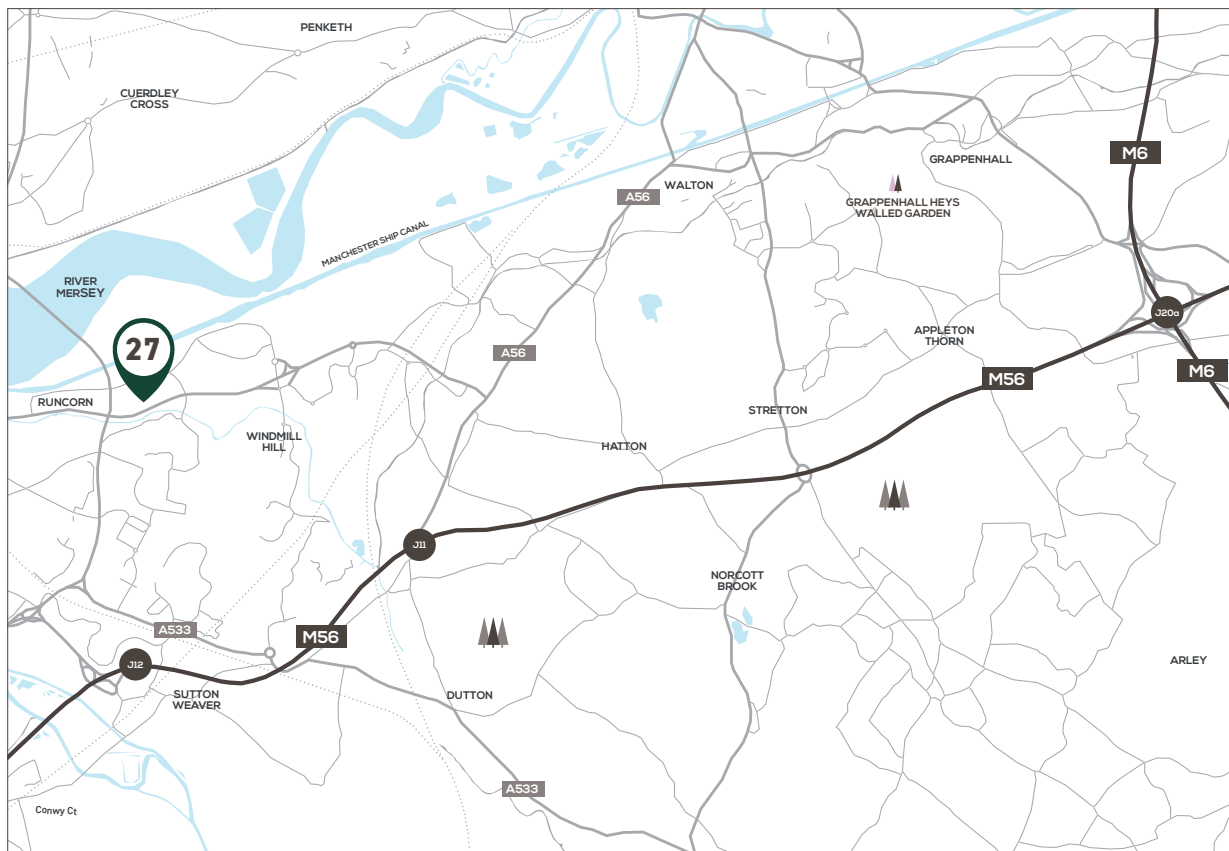
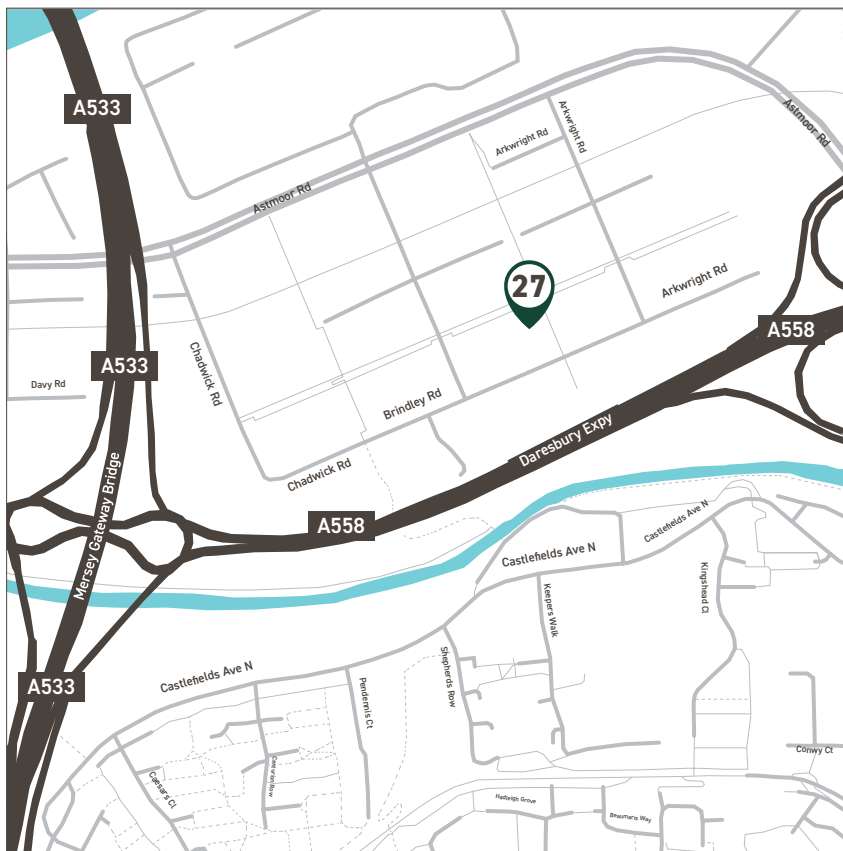


Yard Space



Refurbishment due to complete Q4 2026

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Warehouse	3,198	297
Total GIA	3,198	297



LOCATION

Astmoor is one of the largest industrial estates in Runcorn, and now benefits from the new Mersey Gateway Bridge which has further enhanced connectivity, attracting a huge variety of occupiers.

Astmoor Industrial Estate is situated to the east of Runcorn and benefits from excellent road connectivity, with easy access to the M56 motorway via the A558 and A56.



Drive Times

Liverpool	18 miles
Chester	20 miles
Manchester	30 miles



Mersey Gateway link to Astmoor Industrial Estate

USE

Properties are understood to have and be suitable for B1/B2 & B8 uses.

SERVICE CHARGE

Available on request.

BUSINESS RATES

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Halton Borough Council.

LEGAL COSTS

Each party is responsible for their own legal costs associated with the transaction.

EPC

Available upon request

TERMS

Properties are available to let on new FRI leases, terms to be agreed.



Contact



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