



CHADWICK ROAD

ASTMOOR INDUSTRIAL ESTATE

UNIT 98 TO LET
12,726 sq ft

RUNCORN, CHESHIRE WA7 1PF

 marker.orbit.latter

FI TM
**PROPERTY
GROUP**



DESCRIPTION

Refurbishment starting on Unit 98 and due to be complete Q3 2026. This industrial property occupies a prominent location off Chadwick Road on Astmoor Industrial Estate, Runcorn. The property is of steel portal frame construction with metal clad elevations and a asphalt roof. The accommodation comprises a reception, office area, WC's and a large open plan warehouse. Unit 98 can be combined with unit 97 to provide 25,516 sq ft.

FEATURES



Secure yard



Roller shutter door



4.25 m Eaves Height



Office and WC facilities

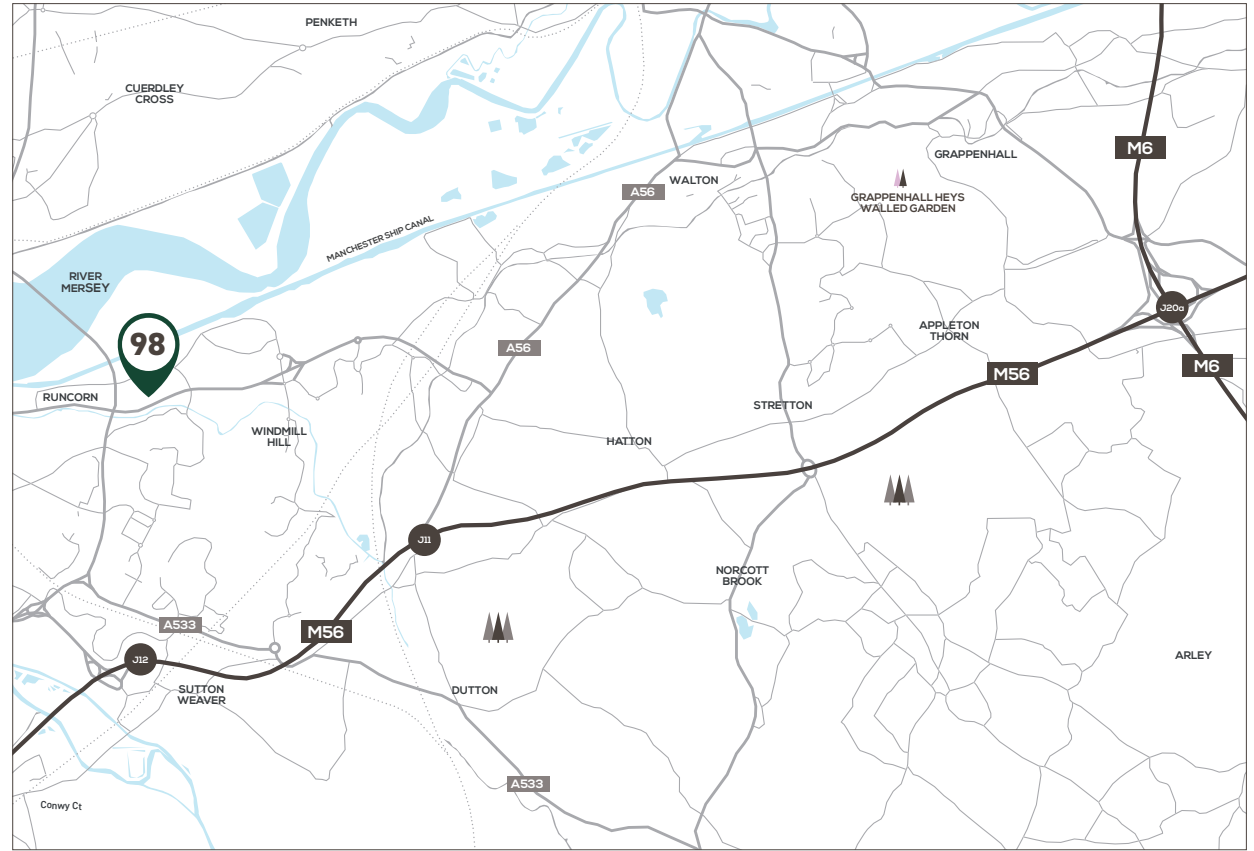
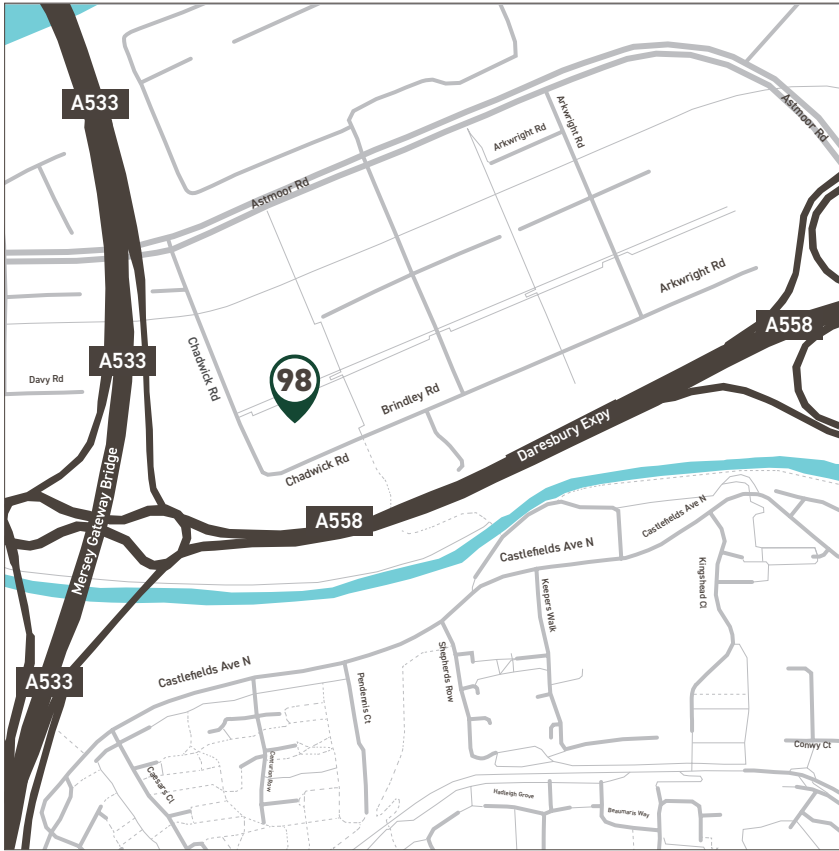


Car parking



3 phase power

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
TOTAL	12,726	1,182.28



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

We understand that the property has consent for B1/B2 & B8 uses.

SERVICE CHARGE

Available on request.

BUSINESS RATES

The current Rateable Value (2023) is £41,500.

EPC

EPC Rating - C

LEGAL COSTS

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

TERMS

The property is available to let on a new FRI lease with terms to be agreed.



Contact



Chris Michael
cmichael@fi-rem.com
07917 894 136



Remi Smith
remi.smith@avisonyoung.com
07908 794 551

Gabriel Davies
gabriel.davies@avisonyoung.com
07825 963 397



Phil Morley
phil.morley@lm6.co.uk
07976 288 497