



BRINDLEY ROAD

ASTMOOR INDUSTRIAL ESTATE

UNIT 73 TO LET
12,790 sq ft

RUNCORN, CHESHIRE WA7 1PF

 polite.glass.from

FI PROPERTY
GROUP



DESCRIPTION

Unit 73 has been recently refurbished. This property provides 12,790 sq ft open plan warehouse incorporating LED lights, concrete flooring, 2 roller shutter doors, office and WC facilities. The property is of steel portal frame construction with metal clad elevations and asphalt roof. Yard space with car parking is provided to the front of the unit.

FEATURES



3 Phase Electric



2 Electric Roller Shutter Door



Large Warehouse



Office and WC's



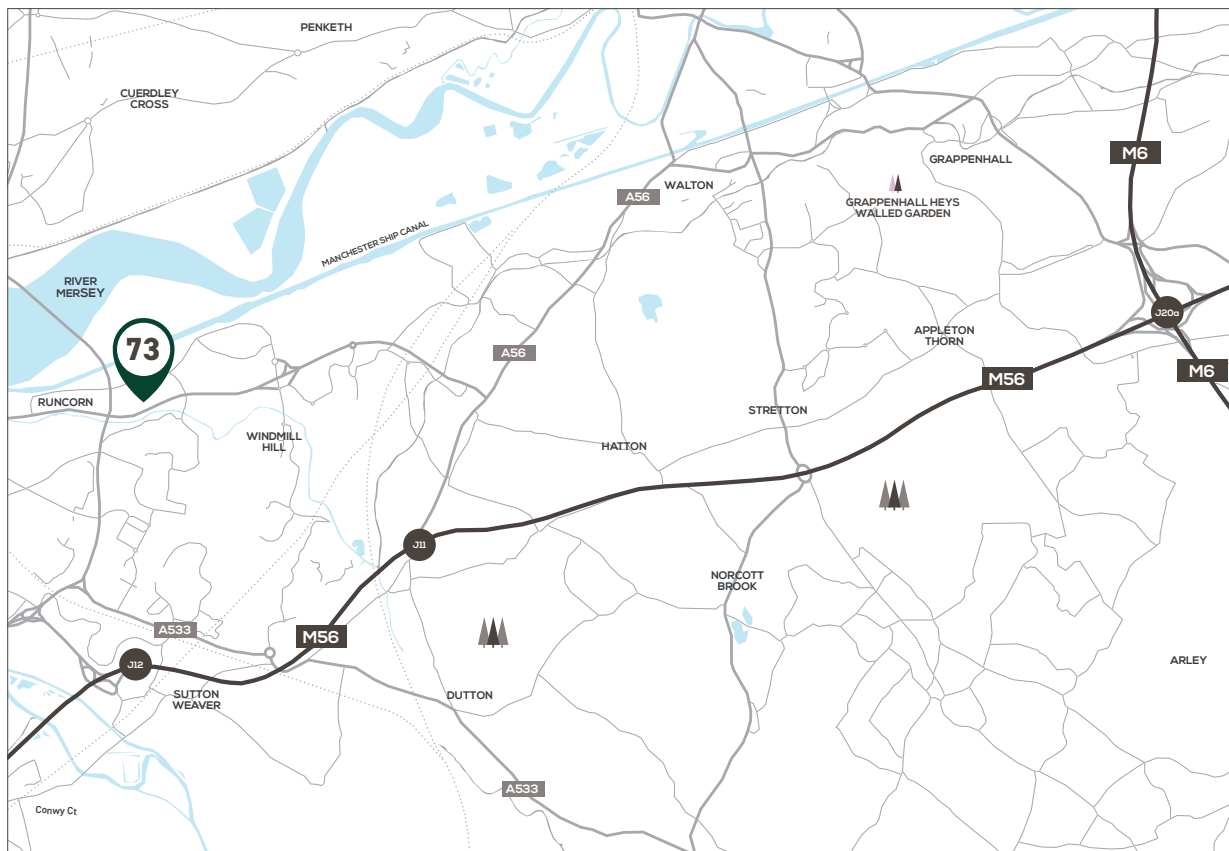
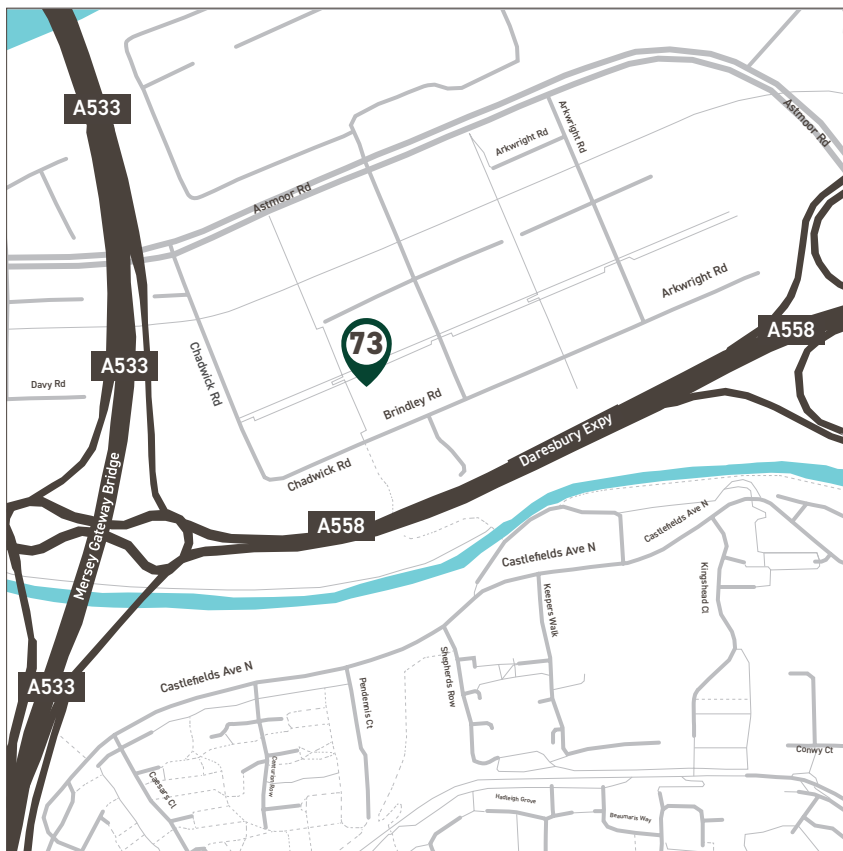
Yard Space



4m Eaves Height



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Warehouse	12, 790	1,188
Total GIA	12,790	1,188



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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*specification following refurbishment