

UNDERGOING REFURB



*specification following refurbishment

CHADWICK ROAD

ASTMOOR INDUSTRIAL ESTATE

UNIT 97 TO LET
12,790 sq ft

RUNCORN, CHESHIRE WA7 1PF

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PROPERTY GROUP



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

DESCRIPTION

Refurbishment starting on Unit 97 and due to be complete Q3 2026. This end terrace industrial property occupies a very prominent location off Chadwick Road on Astmoor Industrial Estate. The property is of steel portal frame construction with metal clad elevations and a asphalt roof. The accommodation comprises a 12,790 sq ft warehouse, office area, kitchen/canteen and WCs, all newly refurbished to high specification.

FEATURES



3 Phase Electric



3 Roller Shutter Door



Loading Access Front and Side



Office and Storage Space

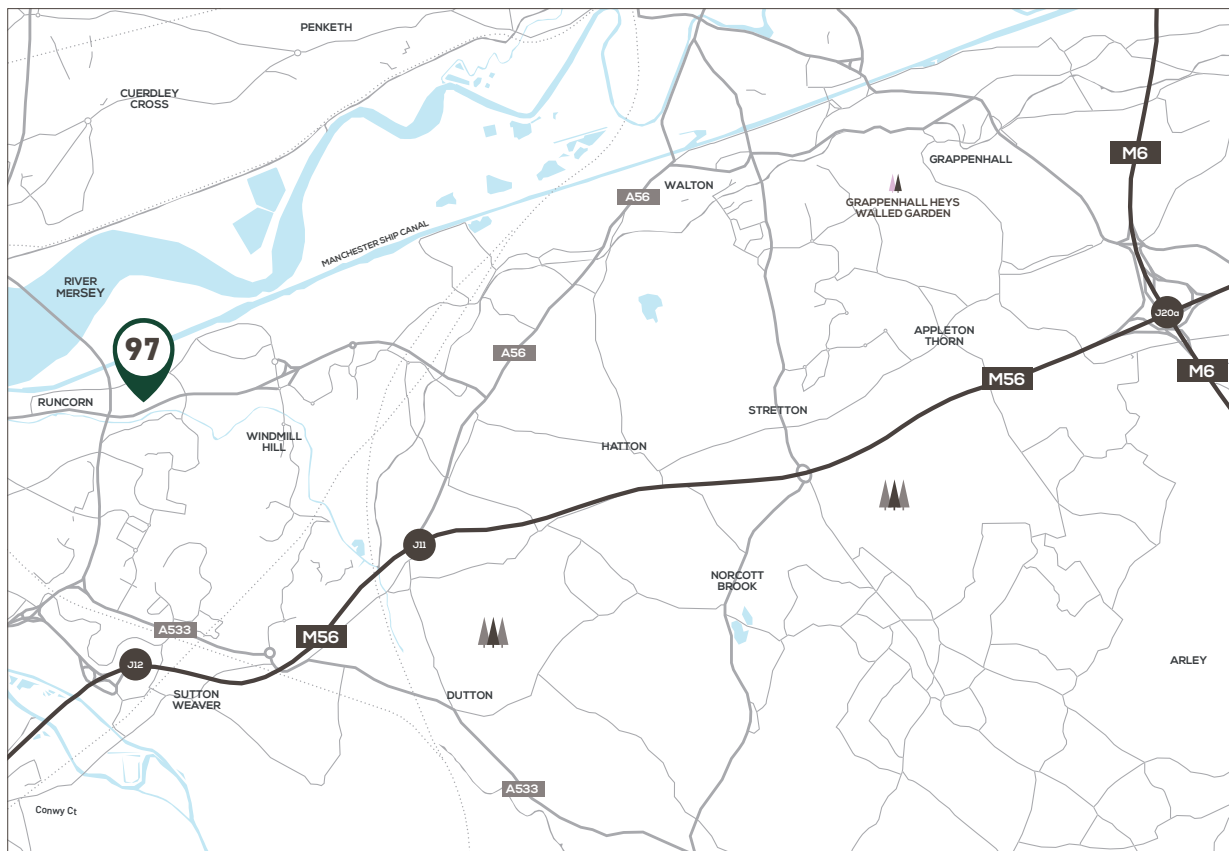
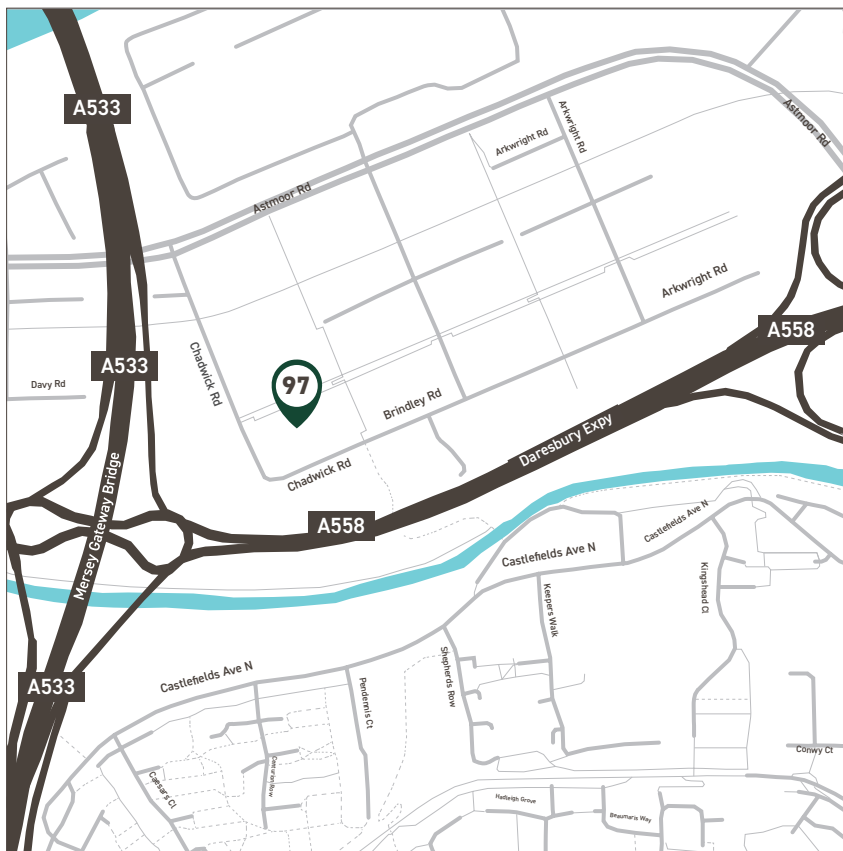


Yard Space



4.25m Eaves Height





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.



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Contact



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