



TO LET

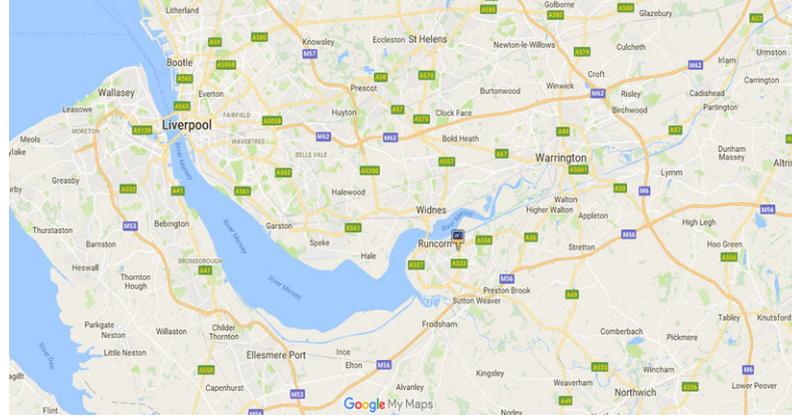
DEWAR COURT

**ASTMOOR INDUSTRIAL ESTATE, RUNCORN, HALTON
WA7 1PT**



- **Established Location**
- **Excellent Transport Links**
- **Close to the Motorway Network**
- **Good Local Amenities**
- **Ample Car Parking and Communal Circulation Space**
- **Integral Office Accomodation**

WORKSHOP / INDUSTRIAL UNITS
775-4,478 sq ft (71-416 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Runcorn Town Centre	1.7	5	Drive
Runcorn Train Station	3.3	8	Drive
Widnes	3.9	11	Drive
J12, M56	6.3	13	Drive

Source: theAA.com

DEWAR COURT

ASTMOOR INDUSTRIAL ESTATE, RUNCORN, HALTON



DESCRIPTION

Dewar Court provides a total of 21 units split into 6 separate terraces. The estate covers a total of 29,278 sq ft with individual unit sizes ranging from 775 sq ft up to 4,448 sq ft. Units can be combined to create larger space subject to availability.

The units at Dewar Court have been constructed to a high standard with steel portal frame and full brick elevations with pitched tiled roofs. Each unit has a level access door to the front with dedicated loading areas. Externally the units benefit from ample car parking and communal circulation space.

SPECIFICATION

- Integral Office Accommodation
- Eaves Height of Approximately 3.61m - 3.81m
- Level Access Loading Door with Seperate Pedestrian Access Door

EPC

The EPC ratings on the available units range from C59 - E119, Copies of individual EPC's are available upon request.

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email northwest@whittlejones.co.uk

LOCATION

Dewar Court is situated in a prominent position within the established Astmoor Industrial Estate in Runcorn, Cheshire. Runcorn is situated on the southern bank of the River Mersey, with Widnes situated directly to north across the river. Upstream and 8 miles to the northeast is the town of Warrington, and downstream 16 miles to the west is the city of Liverpool.

The estate is accessed off Astmoor Road which provides direct access to the A533, the main arterial route running through Runcorn. Dewar Court benefits from excellent transport links with Junction 12 of the M56 less than 10 minutes away, and Junction 11 just over 5 miles away.

The estate also offers good local amenities with Runcorn town centre less than 2 miles away providing a range of high street retail shops, local eateries and financial institutions. Runcorn Shopping Centre is also only 7 minutes drive away with an array of outlets, including Asda Superstore, Aldi and McDonalds.

TERMS

There are a range of flexible leasing options available. For further details please contact us.



Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY

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