



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

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INDUSTRIAL

UNIT 4

ROKEBY COURT

WARRINGTON ROAD MANOR PARK **RUNCORN** WA7 1RW

J11 M56



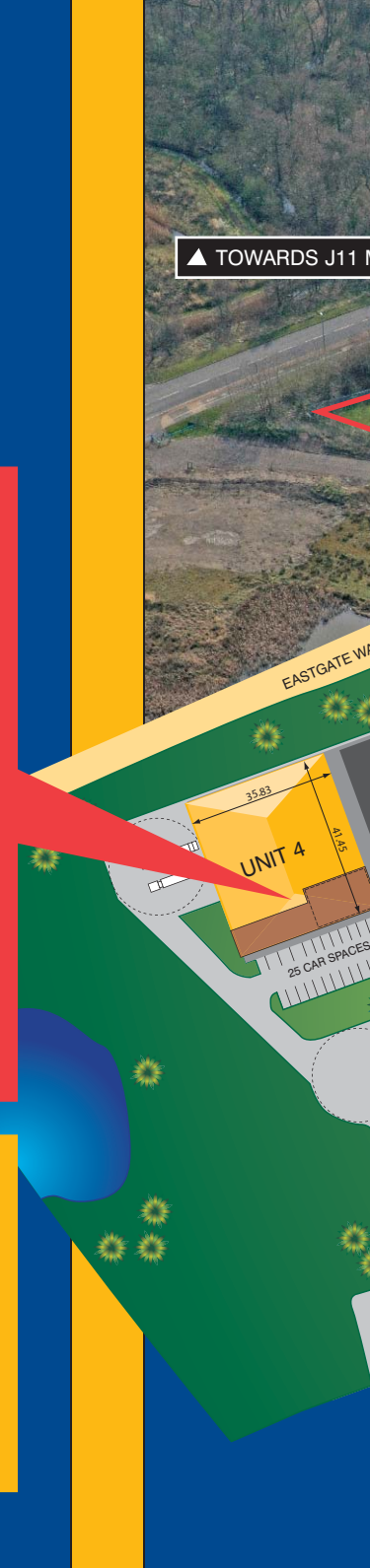
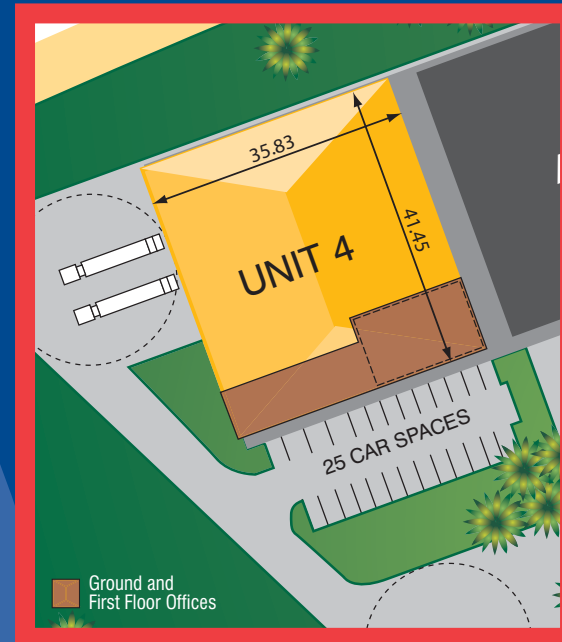
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TO LET

MODERN PRODUCTION / DISTRIBUTION UNIT
19,006 SQ FT (1,765.72 SQ M)

ROKEBY COURT

J11 M56 WARRINGTON ROAD MANOR PARK **RUNCORN** WA7 1RW



SPECIFICATION

The main design features include:

- Detached building
- Microrib composite cladding to all elevations
- 7m to underside of haunch
- Fully fitted two storey offices
- 37.5 KN/m² floor loading
- Two electric up and over doors
- Fully enclosed and fenced concreted yard area
- Extensive car parking
- Quality landscaping

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19,006 SQ FT (1,765.72 SQ M)

ACCOMMODATION

Unit 4	Sq Ft	Sq M
Warehouse	12,937	1,201.89
Ground Floor Offices	3,042	282.61
First Floor Office	1,497	139.08
Mezzanine	1,530	142.14
TOTAL	19,006	1,765.72



LOCATION

Manor Park is a flagship business park and popular distribution location located midway between Warrington and Runcorn. It comprises 300 acres of mature business park with landscaped boulevards and low level density of buildings. Major occupiers on the Park include Atos Origin, Eddie Stobart, Lidl, Medline, Matthew Clark, Fresenius Kabi, Business Post and Yokogawa.

Rokeyb Court is situated off Warrington Road in the heart of Manor Park, which is located adjacent to the A558 Expressway providing dual carriageway access to the M56, with junction 11 within two miles. Runcorn and Warrington benefit from main line intercity links to London. Liverpool Airport is 15 minutes distant, with Manchester Airport 25 minutes.

TRAVEL DISTANCES

M6/M56 Interchange	8.9 miles	13 mins
M62/M57 Interchange	8.1 miles	19 mins
Warrington	5.7 miles	11 mins
Manchester City Centre	27.1 miles	41 mins
Liverpool City Centre	17.9 miles	30 mins

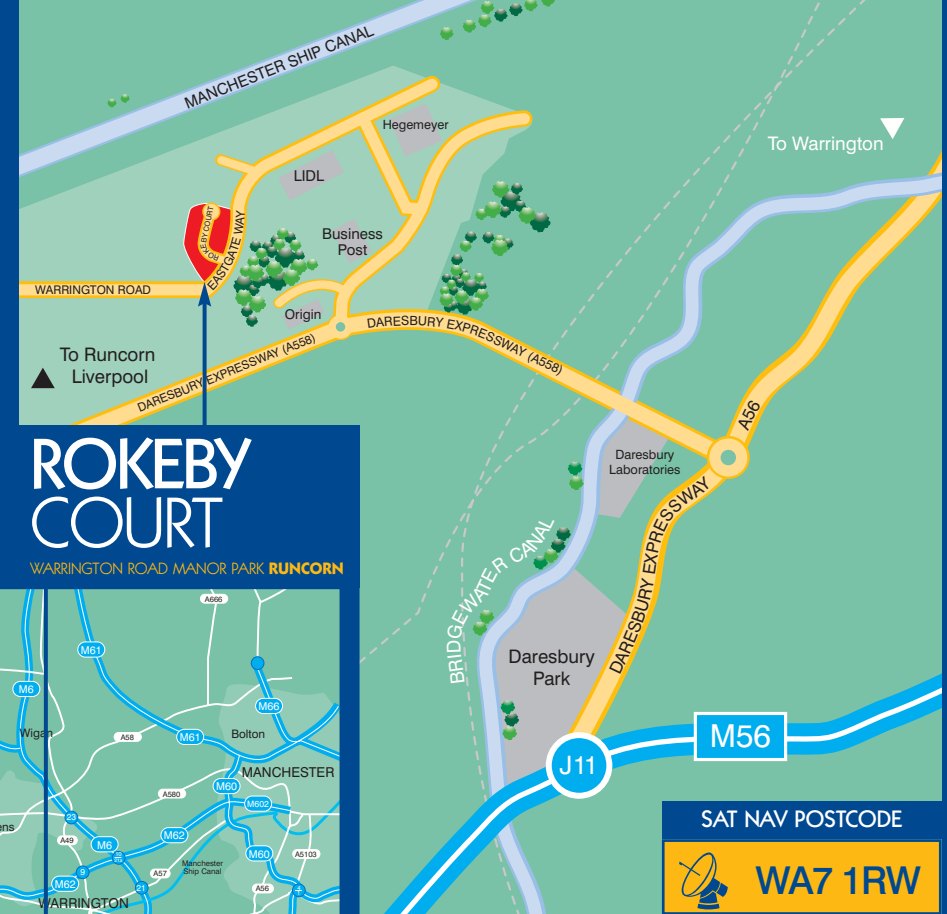
Source: The AA

TERMS

The units are available on a new lease on terms to be agreed.

VIEWING

Please contact joint letting agents Whittle Jones, Eileen Bilton or CBRE to arrange a viewing.



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