



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

INDUSTRIAL



SYCAMORE COURT

MANOR PARK, J11 M56 RUNCORN, WA7 1RS



www.whittlejones.com

TO LET

INDUSTRIAL AND WAREHOUSE UNITS **1,870 - 9,860 SQ FT (174 - 916 SQ M)**

🌐 **GOOD ACCESS JUNCTION 11 OF THE M56**

🌐 **CCTV SECURITY**

🌐 **ANNUAL TENANCY AGREEMENTS AVAILABLE**



SYCAMORE COURT • J11 M56 RUNCORN

SAT NAV POSTCODE



WA7 1RS



LOCATION

Manor Park is a flagship 300 acre business park located midway between Warrington and Runcorn with landscaped boulevards and low level density of buildings. Major occupiers on the Park include Origin, Business Post, Yokogawa and Lidl.

Sycamore Court is situated off Warrington Road in the heart of Manor Park, which is located adjacent to the A558 Daresbury Expressway providing access to Junction 11 of the M56, which is within two miles.

Runcorn and Warrington benefit from main line intercity links to London. Liverpool Airport is approximately 15 minutes travel time, with Manchester Airport 25 minutes.



DESCRIPTION

Sycamore Court comprises a high quality industrial development providing a total of 45,970 sq ft (4,270 sq m) in individual units ranging from 1,870 sq ft (174 sq m) to 9,860 sq ft (916 sq m). The units are of steel portal frame construction with microrib composite cladding to the front elevations. The central courtyard area is securely fenced and gated.



ACCOMMODATION

UNIT	SQ FT	SQ M
Unit 1	9,860	915.9
Unit 2	7,890	732.9
Unit 3	3,530	327.9
Unit 4	3,525	327.4
Unit 5	2,575	239.2
Unit 6	1,870	173.7
Unit 7	2,820	261.9
Unit 8	1,870	173.7
Unit 9	1,870	173.7
Unit 10	5,095	473.3
Unit 11	5,065	470.5
TOTAL	45,970	4,270.1



SPECIFICATION

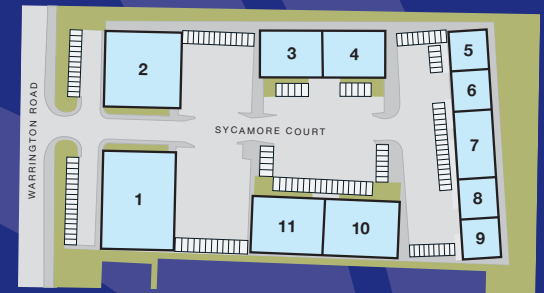
The main design features include:

- 4.6 - 6m to underside of haunch
- 10% fitted offices
- 37.5 KN/m2 floor loading
- Roller shutter door to each unit
- Gated and fenced central courtyard area
- Ample car parking, circulation and loading areas
- Quality landscaping

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SITEPLAN



EPC

Copies of the EPC's for each available unit are attached.



VAT

All rents and other charges will be subject to VAT at the standard rate.



VIEWING / TERMS / FURTHER INFORMATION

To arrange a viewing or for further information / current availability please contact one of the joint letting agents detailed below.

steve@b8re.com



kb.johnson@whittlejones.co.uk



MISREPRESENTATION ACT

These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. December 2012.