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INDUSTRIAL

SYCAMORE COURT

MANOR PARK, J11 M56 RUNCORN, WA7 1RS

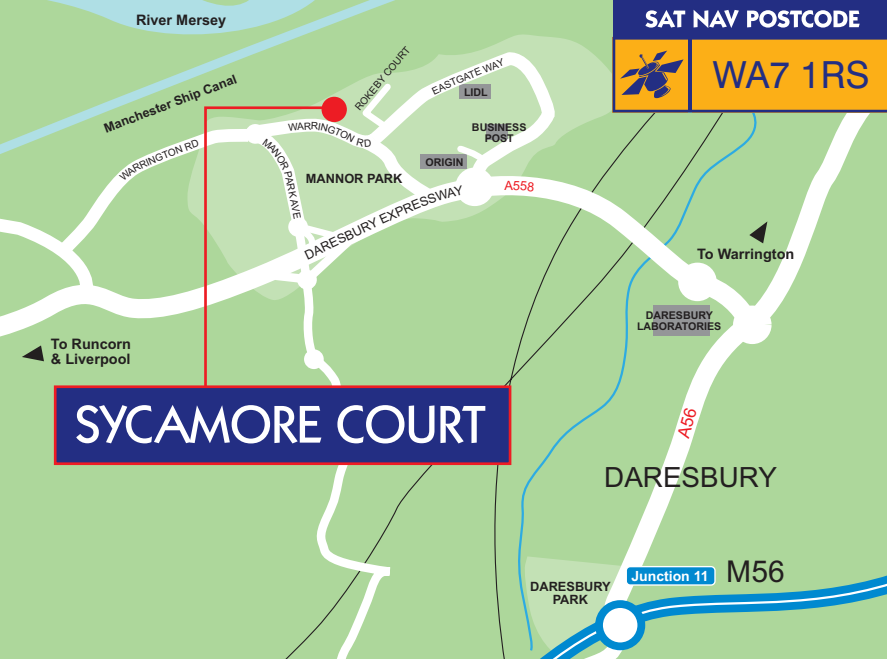


TO LET

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

 **GOOD ACCESS JUNCTION 11 OF THE M56**

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SAT NAV POSTCODE
WA7 1RS

SYCAMORE COURT

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.

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

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

PLANNING

Planning consent has been granted for B1, B2 & B8 uses including light / general industrial and warehousing.

TERMS

The units are available to let by way of new, flexible full repairing and insuring leases on terms to be agreed. Rental on application to the joint agents.

VAT

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

ECONOMIC ASSISTANCE

Contact the Economic Development Unit at Halton Borough Council: 01928 516 124 .

VIEWING

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

Paul Cook:
paul.j.cook@cbre.com

Jane Marshall:
jane@eileen-bilton.com

Katie Bibby:
kbibby@whittlejones.co.uk

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