



SYCAMORE COURT
 MANOR PARK, J11 M56 RUNCORN



A development by:

DELMA DEVELOPMENTS

For

NORTHERN TRUST
 PROPERTY & CORPORATE INVESTMENT

PLANNING

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

DGi

01925 754 754

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.

Eileen Bilton
 PARTNERSHIP
 (01925) 444700
 all@eileen-bilton.com

VAT

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

WHITTLE JONES
 CHARTERED SURVEYORS
 NORTH WEST
 01257 238666

ECONOMIC ASSISTANCE

Contact the Economic Development Unit at Halton Borough Council: 0151 420 9428.

NEW INDUSTRIAL DEVELOPMENT
UNITS FROM 1,870 SQ FT (174 SQ M)
TO 9,860 SQ FT (916 SQ M)
TO LET

SYCAMORE COURT
MANOR PARK, J11 M56 RUNCORN

Misrepresentation Act

These particulars shall not form any part of 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. June 2005.

Sycamore Court comprises a high quality industrial development providing a total of 45,960 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.



SYCAMORE COURT

MANOR PARK, J11 M56 RUNCORN

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.

Junction 11 of the M56 motorway...

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.

Unit	Industrial sq ft	Offices sq ft	Total area sq ft
1	8,470	1,390	9,860
2	6,475	1,405	7,880
3	3,150	380	3,530
4	3,145	380	3,525
5	2,175	400	2,575
6	1,540	330	1,870
7	2,440	380	2,820
8	1,540	330	1,870
9	1,540	330	1,870
10	4,535	560	5,095
11	4,505	560	5,065

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.

