



NORTHERN TRUST
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TO LET

SYCAMORE COURT INDUSTRIAL ESTATE

WARRINGTON ROAD | RUNCORN | WA7 1RS

INDUSTRIAL UNITS

1,870 - 9,860 SQ FT (174 - 916 SQ M)

KEY FEATURES

- Good Transport Links
- On-Site Parking
- Minimum Eaves Height 4.55m
- Ample Manoeuvring Space And Truck Access
- Established Location
- Secure Site
- Nearby Amenities
- Recorded CCTV



CONTACT US:

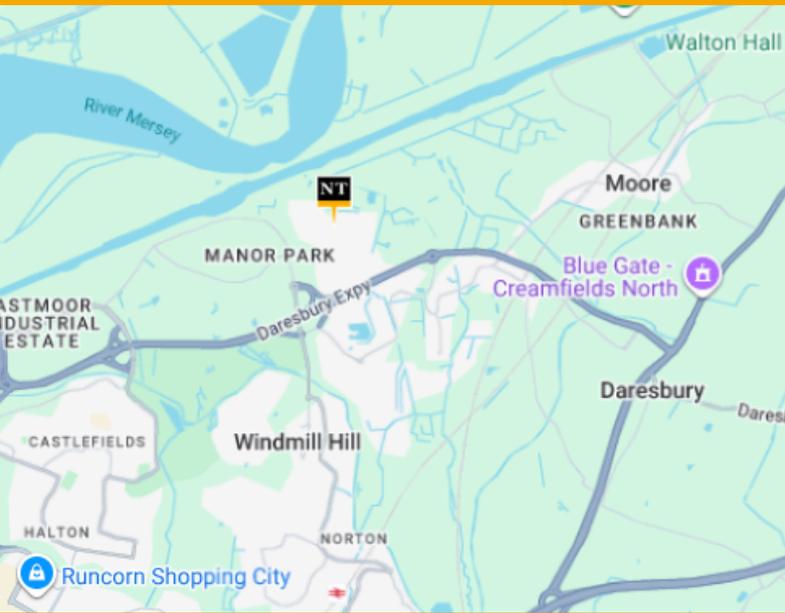
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SYCAMORE COURT INDUSTRIAL ESTATE

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LOCATION

Sycamore Court occupies a prime position off Warrington Road, at the heart of Manor Park—an established 300-acre business park strategically located midway between Warrington and Runcorn. The estate is adjacent to the A558 Daresbury Expressway, providing rapid access to Junction 11 of the M56 in under two miles. Manor Park is recognised for its landscaped boulevards, low building density, and strong corporate presence, with major occupiers including Origin, Business Post, Yokogawa, and Lidl. Runcorn and Warrington both benefit from mainline intercity rail services to London, while Liverpool John Lennon Airport is just 15 minutes away and Manchester Airport 25 minutes.

MODERN INDUSTRIAL UNITS 1,870 - 9,860 SQ FT

DESCRIPTION

Sycamore Court is a high-quality industrial development totalling 45,970 sq ft (4,270 sq m), with individual units ranging from 1,870 sq ft (174 sq m) to 9,860 sq ft (916 sq m). The development is arranged around a securely fenced and gated central courtyard, offering excellent security and ease of access for occupiers.

Each unit benefits from a roller shutter door, 10% fitted office space, and generous on-site parking, loading, and circulation areas. With eaves heights ranging from 4.6m to 6m, the accommodation is well-suited to a variety of industrial and warehouse uses.

KEY FEATURES

- Securely fenced and gated central courtyard.
- Recorded CCTV.
- Integrated office space.
- WC facilities.
- Local food outlets and supermarkets nearby.
- Liverpool John Lennon airport 15 minutes' drive away.
- Adjacent to the A558 Daresbury Expressway.
- Less than two miles to junction 11 of the M56.
- Convenient access to Warrington and Runcorn town centres.



EPC

The EPC ratings on the units range up to B31. A copy of the individual EPC certificates are available upon request.

TERMS

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

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



BUSINESS UNITS TO LET ACROSS THE UK

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