



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION



TO LET

WARRINGTON ROAD, MANOR PARK, WA7 1RS
SYCAMORE COURT

HIGH QUALITY INDUSTRIAL UNITS
FROM 1,870 SQ FT - 9,860 SQ FT (174 - 916 SQ M)

DESCRIPTION

Sycamore Court comprises a high quality industrial development providing a total of 45,970 sq ft (4,270 sq m) of space 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 micronib composite cladding to the front elevations. The central courtyard area is securely fenced and gated.

SPECIFICATION / REASONS TO CHOOSE

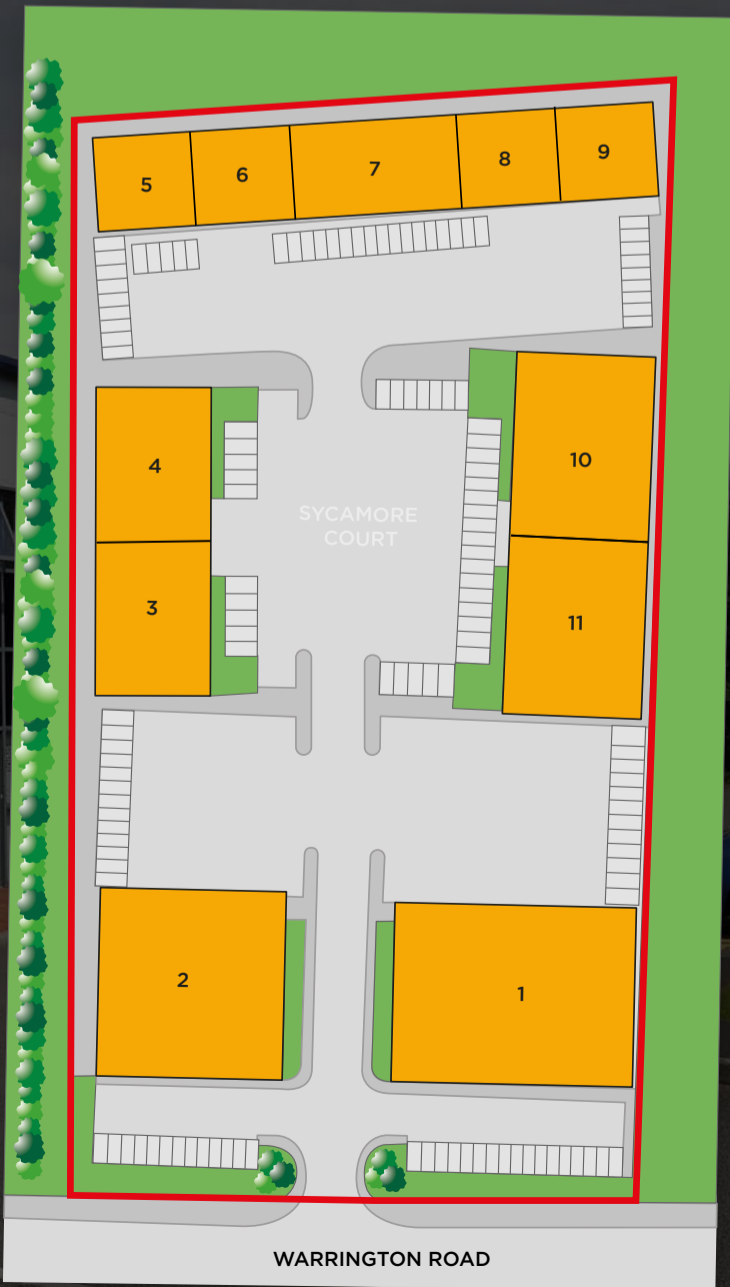
- Good access to Junction 11 of the M56
- CCTV Security
- Annual tenancy agreements available
- 4.6 - 6m to underside of haunch
- 10% fitted offices
- 37.5 KN/m² floor loading
- Roller shutter door to each unit
- Gated and fenced central courtyard area
- Ample car parking, circulation and loading areas
- Well maintained landscaping



WARRINGTON ROAD, MANOR PARK, WA7 1RS
SYCAMORE COURT



SITE PLAN



ACCOMMODATION SCHEDULE

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

For current availability please contact Whittle Jones North West.

TERMS / RENTS / OTHER CHARGES

* Units 5-9 are available to let on flexible tenancy agreements.

The remaining units are available to let on Full Repairing and Insuring leases.





WARRINGTON ROAD, MANOR PARK, WA7 1RS SYCAMORE COURT



LOCATION

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. 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.

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

TRAVEL DISTANCES

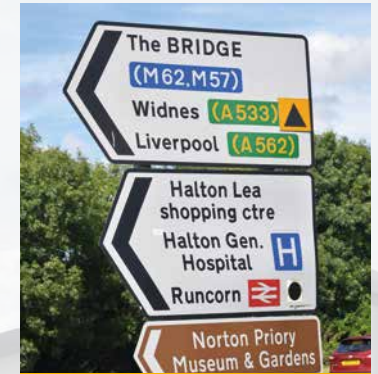
	Miles	Mins	
Runcorn	4	10	
Warrington	7	20	
Liverpool	18	35	
Manchester	28	40	

EPC

The EPC ratings on the available properties range from B26 to D85. Copies of individual EPC certificates are available on request.

VIEWING

To arrange a viewing or for further information please contact Whittle Jones North West.



Excellent transport links



Good nearby amenities



Local Occupiers

WHITTLE JONES

NORTH WEST

01257 238 666

www.whittlejones.com

MISREPRESENTATION ACT: The agents on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by the agents have any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of the agents. Designed and Produced by Creativeworld. 01282 858200. March 2018.

Premises available in over 200 locations throughout England and Scotland