



NORTHERN TRUST
COMPANY LIMITED

WARRINGTON ROAD MANOR PARK RUNCORN WA7 1RW

UNIT 3, ROKEBY COURT



TO LET

MODERN WAREHOUSE UNIT
24,048 SQ FT (2,234 SQ M)





WA7 1RW

LOCATION

The unit is located on the popular Rokeby Court development in Runcorn. Rokeby Court is situated off Warrington Road in the heart of Manor Park, a flagship business park and popular distribution location situated midway between Warrington and Runcorn.

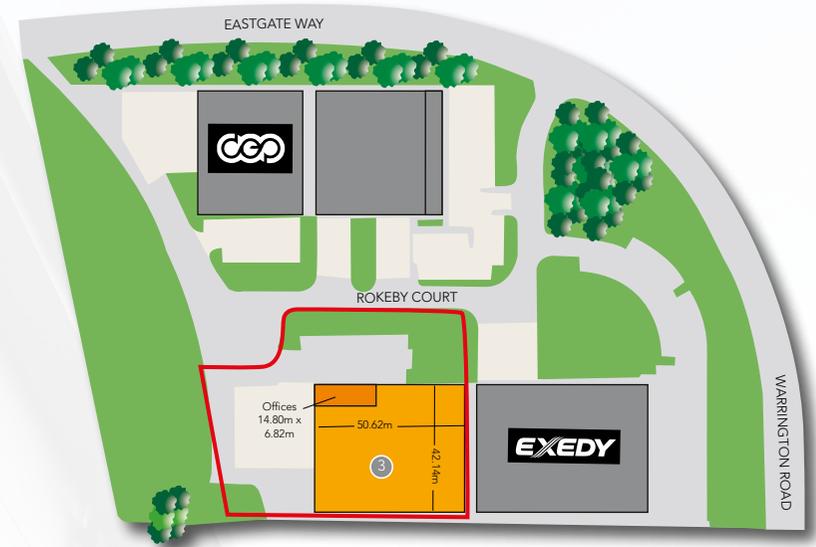
Rokeby Court is located close to the A558 Expressway providing dual carriageway access to the M56, with Junction 11 within two miles. The A558 also provides access to the A553 and the new Mersey Gateway Bridge, 3 miles away which provides a direct link between Widnes and Runcorn. The development also offers good public transport links with Runcorn situated on the main line intercity linking to London. Liverpool Airport is 15 minutes away, and Manchester Airport is 25 minutes. Major occupiers in the vicinity include, Eddie Stobart, Lidl, Matthew Clark, and Yokogawa.



DESCRIPTION

The detached unit is one of four modern detached warehouse / business units which form Rokeby Court. Rokeby Court totals 93,103 sq ft with Unit 3 providing a floor area of 24,048 sq ft. The units at Rokeby Court have been constructed to a high specification and incorporate fully fitted office accommodation to the front elevation.

Set within landscaped surroundings, the unit benefits from its own dedicated parking area and enclosed fenced yards providing excellent circulation space.



UNIT 3 SPECIFICATION

- Detached building
- Microrib composite cladding to all elevations
- 7m to underside of haunch
- Fully fitted two storey offices
- 37.5 KN/m² floor loading
- Two electric up and over doors
- Fully enclosed yard and fenced

EPC

The EPC rating for this unit C70. A copy of the certificate is available upon request.

AVAILABILITY

Unit 3	Floor Area	
	sq ft	sq m
Warehouse	21,875	2,032
Office (Grd & 1st)	2,173	202
Total	24,048	2,234

VIEWING & FURTHER INFORMATION

To arrange a viewing of the property or to obtain any further information please contact one of the letting agents.



MISREPRESENTATION ACT: CBRE, Cushman & Wakefield & Whittle Jones 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 CBRE, Cushman & Wakefield & Whittle Jones has 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 CBRE, Cushman & Wakefield & Whittle Jones. March 2018. Designed and produced by Creativeworld Tel 01282 858200.

Premises available in over 200 locations throughout England and Scotland