

OFFICES SUITE: GREENWOOD DRIVE BLACKHEATH LANE MANOR PARK WA7 1UP

**3,350 sq ft
(311.22 Sqm)**

**TO LET
FIRST FLOOR OFFICE SUITE
ON SECURE SITE**

**Roberts
VainWilshaw**

**CHARTERED
SURVEYORS**

LOCATION

The premises are located within the Rehau complex at Manor Park which is situated between Runcorn and Warrington.. Manor Park is a well established business area with junctions 11 and 12 of the M56 motorway a short drive away.

The estate is the home to many household names including B and M Bargains and Lidl.

DESCRIPTION

A well appointed first floor office suite located on the Rehau complex at Manor Park in Runcorn. The suite is accessed at first floor level from the main reception area and provides the following

- Fully fitted office space
- Two private offices
- Secure site
- All inclusive rent
- Flexible terms
- Power and data
- Excellent car parking

ACCOMMODATION

3.350 sqft

LEASE TERM

A new lease is available for a term to be negotiated

RENT

£4,750 per month ex VAT to include

- Rent
- Business rates
- Service charge
- Utilities
- Cleaning of common areas

LEGAL COSTS

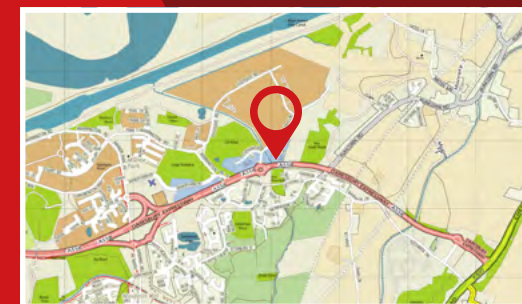
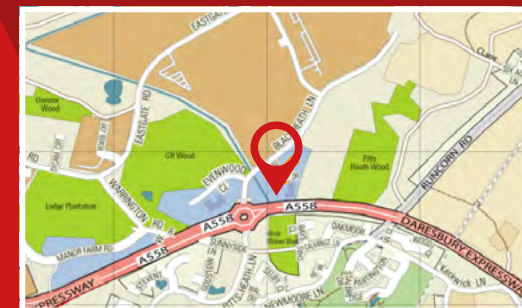
Each party to pay their own legal costs.

VAT

All figures quotes are exclusive of but may be liable to VAT at the prevailing rate

EPC

A copy of the EPC is available on request



VIEWING

By prior appointment through the agents:

Joseph Wilshaw

joseph.wilshaw@rvwcs.co.uk / 07917 647 213

Jane Marshall

jane.marshall@rvwcs.co.uk / 07801 373 974

Roberts
Vain Wilshaw

CHARTERED
SURVEYORS

01925 205060

www.rvwcs.co.uk