

ALEXANDER HOUSE

CROWN GATE | RUNCORN | CHESHIRE | WA7 2UP

For Sale (may let)
9,626 sq ft



Suitable for a variety of different
uses (subject to planning)

Self contained office building arranged
on ground and upper floors

Steel framed construction with
brick elevations

Currently used as offices providing mainly
open plan and some private areas

Gas fired central heating

Private car park for approx. 40 cars
immediately available

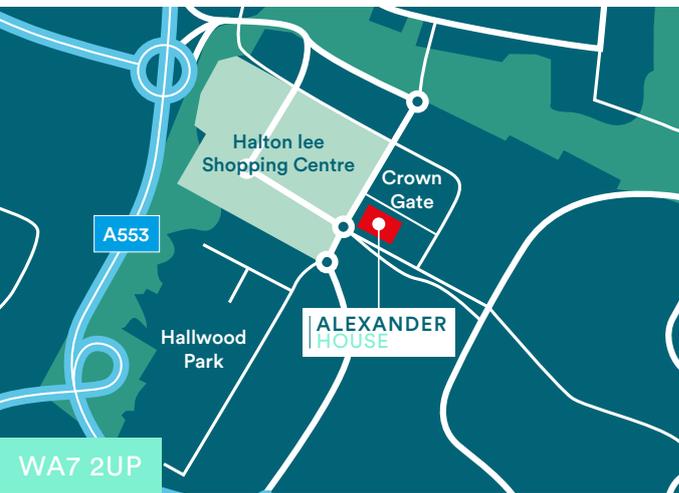
Scope for conversion to residential /
assisted living / clinical use

Excellent public transport links



Roberts
VainWilshaw

CHARTERED
SURVEYORS



Location

The premises are located at the western side of Crown Gate at its junction with East Lane to the east of the A533 central expressway. The Halton Lea Shopping Centre is within close proximity along with the Trident Retail Park.

The building is located 10 miles to the west of Warrington, and is 15 miles south east of Liverpool. The location is easily accessed via junction 12 of the M56 which in turn links to the M6. Runcorn inter-city railway station is close by and the construction of the Mersey Gateway bridge has made the location even more accessible.



Accommodation

Ground floor	4773 sq ft
First floor	4853 sq ft
Total	9,625 sq ft

Asking Price/Lease

On application.

VAT

May apply to the asking price.

EPC

A copy of the EPC is available on request.

Rates

The property has a rateable value of £71,500.

Legal Costs

Each party to bear their own costs.



Viewing

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