

**Roberts  
VainWilshaw**

**CHARTERED  
SURVEYORS**

**TO LET**

**FIRST FLOOR OFFICE SUITE**

**UNIT 3B WHITWORTH COURT**

**MANOR PARK**

**RUNCORN**

**WA7 1WA**



**570 SQFT**

**(52.96 SQM)**

**FIRST FLOOR OFFICE SUITE**

## **LOCATION**

Whitworth Court is located on the Manor Park Business Park in Runcorn which is situated between Warrington and Runcorn. Whitworth court is accessed from the A558 Daresbury Expressway via Manor Park, Avenue with junction 11 and 12 of the M56 a short drive away.

## **DESCRIPTION**

A 2 storey brick built office building. The suite is located on the first floor and has the following features.

- LED solar light panels
- Double glazing
- Electric heating
- Fully refurbished
- Perimeter trunking
- Flexible lease on inclusive terms to include utility costs

## **ACCOMMODATION**

570 SQFT

(52.96 sqm)

## **LEASE TERM**

A new flexible lease is available. The rent is inclusive of service charge, utilities bill but not rates.

## **RENT**

£750 per month plus VAT

## **VIEWING**

Please call Jane Marshall on 07801 373974/ 01925 205060 for an appointment to view

