



PRELIMINARY PARTICULARS – BUILDING UNDER REFUBISHMENT

TO LET/FOR SALE

Unit B Priory Court, Preston Brook, Runcorn WA7 3FR



3,095 – 6,190 sq ft

287.53 – 585.07 sqm

Quality office space currently under refurbishment

LOCATION

The building is located in a prominent position on Priory Court, Preston Brook. The M56 at junction 11 is just over 1 mile away and the opening of the new Mersey Gateway has made Liverpool and the Wirral very accessible. Runcorn East railway station is within walking distance of the building.

DESCRIPTION

A 2 storey brick built detached office building which upon completion of a complete refurbishment will feature:-

- LED light panels
- New a/c system to provide heating and cooling
- Open plan office space
- Shower facilities
- On site parking - 25 parking space

ACCOMMODATION

3,095 sq ft - 6,190 sq ft

The space can be let on a floor by floor basis

LEASE TERM

A new lease is available from the landlord or alternatively our client may consider a sale

RENT

On application

EPC

A copy of the EPC is available on request

VIEWING

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

