

OFFICE PREMISES: HOWARD COURT RUNCORN WA7 1SJ

TO LET

MODERN OFFICE SUITES

938 sq ft
to 2,779 sq ft

Key Benefits

- Self Contained
- Short Term Leases
- Onsite Parking
- Attractive Semi-rural Location

Roberts
VainWilshaw

CHARTERED
SURVEYORS

LOCATION

Howard Court is located on the Manor Park Industrial Estate in Runcorn with good access to junction 11 and 12 of the M56 motorway. The opening of the new Mersey gateway bridge has made the location even more accessible.

The estate is the home to many well known companies such as Fresenius, B and M Bargains, and Emovis.

DESCRIPTION

Two self contained office buildings off a shared reception area with new LED lighting, private offices and kitchen facilities. Good natural light and ideal business for small to medium size companies.

ACCOMMODATION

The property comprises the following approximate areas measured in accordance with the IPM53 measurement standard:-

Unit	Size (SQ FT)	Car parking
10	938	4
11	1,841	8

VAT

Rents and other outgoings on the property may be subject to VAT at the prevailing rate.

OUTGOINGS

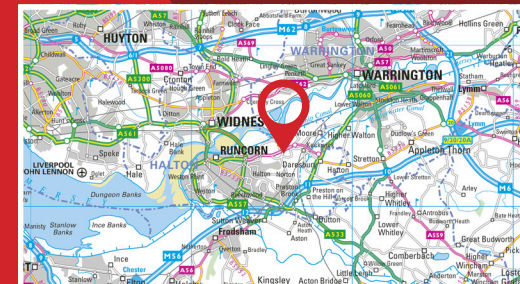
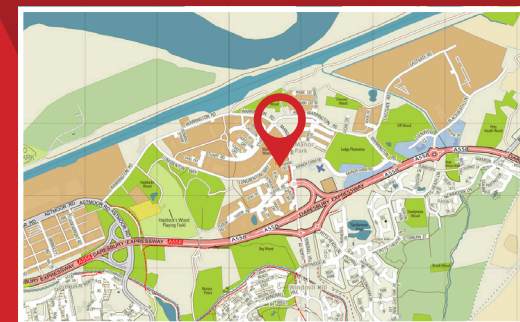
The tenant to be responsible for all outgoings relating to the premises including business rates.

RENT

On application with good incentives and flexible leases.

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