

**TO LET**  
**UNIT 2 GODDARD COURT**  
**ASTMOOR INDUSTRIAL AREA**  
**RUNCORN WA7 1DX**



**NEW BUILD HIGH SPECIFICATION OFFICE SPACE**  
**(SUITABLE FOR A VARIETY OF USES)**  
**4,248 SQ FT (MAY SPLIT)**

### **Location**

Goddard Court is located on the Astmoor industrial area in Runcorn, and provides excellent access to both junction 11 and 12 of the M56 motorway. The opening of the Mersey Gateway Bridge has made the location even more accessible. The estate is the home to many household names including Howdens and Kawneer.

### **Description**

The offices form part of an office and warehouse complex recently acquired by Tempa Pano a well known locally based manufacturing company. They have undertaken a complete refurbishment of both the office and warehouse to include:

- Excellent specification including marble floor with underfloor heating
- Modern exposed ceilings
- LED lights
- Kitchen facilities
- Mix of open plan and private offices
- Excellent parking
- Dedicated fiber internet line

The space is totally self contained allowing for 24 hour access and would suit a variety of different uses (subject to planning)

### **Lease Term**

A new lease for a term to be negotiated

### **Rent**

£12.50 per sq ft exclusive

### **Rates**

The occupier will be responsible for the payment of business rates to the suite

### **Legal costs**

Each party to bear their own costs

### **Viewing**

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