RVW
ROBERTS VAIN WILSHAW

FOR SALE 2,820 SQ FT (262 SQ M)

MODERN INDUSTRIAL UNIT

KEY BENEFITS /

- Rare freehold opportunity
- Excellent Business location
- Fully fitted premises
- Well Maintained
- Plentiful Door step parking

FOR SALE
Attractive Business Unit
2,820 SQ FT (262 SQ M)

INDUSTRIAL PREMISES / 18 BEESTON COURT, MANOR PARK, RUNCORN WA7 1SS

LOCATION

Manor Park is a well established business estate located south west of Warrington within a short drive of J11, M56 and within easy reach of Manchester, Liverpool, Chester and nearby Warrington. Manor Park is an attractively landscaped environment housing modern industrial, distribution and office facilities for a wide range of UK and international companies.

Beeston Court is prominently located at the junction of Stuart Road and Warrington Road at the centre of Manor Park.

DESCRIPTION

An attractive and prominently positioned business unit featuring:

- Brick elevations with glazed feature entrance
- Bright ground and first floor offices Kitchen area & fully tiled wc's
- Large rear loading door and yard
- Plentiful doorstep car parking
- 4m internal headroom to warehouse
- Renewed roof
- Mezzanine storage floor installed
- Security grills, window blinds and alarm

ACCOMMODATION

	Size (SQ FT)	Size (SQ M)
Offices/Ancillary areas	1,090	101.26
Warehouse/stores	1,430	132.85
Mezzanine storage	300	27.87
TOTAL	2,820	261.98

PRICE

Price on application (No VAT to be charged)

RATES

Rateable value = £12,250 (not the amount to be paid and Small business Rates Relief may apply)

EPC

A copy of the EPC certificate is available on request

VIEWING

By prior appointment through the agents:

Jane Marshall
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Joseph Wilshaw
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RVW ROBERTS VAIN WILSHAW
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