



TO LET (MAY SELL)

7 Whitworth Court, Manor Park, Runcorn, Cheshire, WA7 1WA

A refurbished office over ground and first floor
2,357 sq ft (219 sq m) and 11 car parking spaces

LegatOwen
CHARTERED SURVEYORS

Description

A self-contained end terrace office over ground and first floors providing modern, open plan space and benefits from:

- Excellent natural light
- Electric heating
- LED lighting
- Double glazing
- Kitchen and WC facilities
- 11 car parking spaces are allocated

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sq m	NIA sq ft
Office Suite	219	2,357

Terms

The property is available on a new full repairing and insuring lease for a term of 5 years. Consideration will be given to a tenant break option after 3 years with 6 months notice.

Rent/Price

The rent is £25,000 per annum plus VAT, payable quarterly in advance. Consideration will be given to a sale of the freehold interest (Title number CH640748) at £285,000 plus VAT.

Rent Deposit

A 3-month rent deposit will be required.





Business Rates

The property has a Rateable Value of £30,250 with Rates Payable of approximately £13,100.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/8644527000>

Service Charge

The property is subject to an estate charge for the maintenance of the exterior of the grounds and car park. Approximately £2,400 per annum.

Building Insurance

The landlord will insure the property.

Utilities

The suite has its own water and electrical meters. All bills are paid by the occupier.

Energy Performance Certificate

The property has an EPC rating of B which is valid until February 2033.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#).

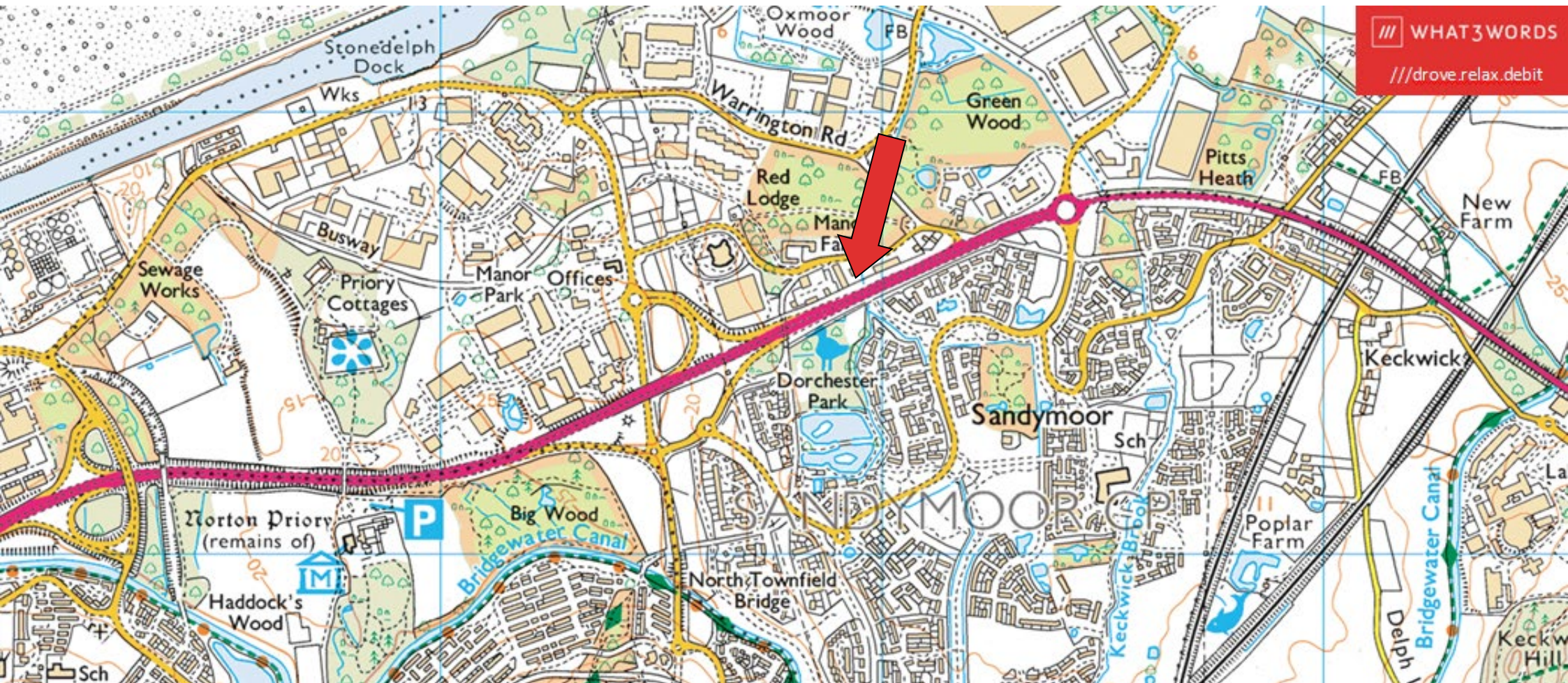
We recommend you obtain professional advice if you are not represented.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser / tenant.

Location

Whitworth Court is located in the heart of Manor Park, a well-established commercial area within easy reach of Warrington and Daresbury. Manor Park benefits from strong regional connectivity and convenient access to local amenities. The location offers excellent transport links, with Runcorn East railway station and several bus stops nearby providing regular services across the town. The development is a short distance from the A558 Daresbury Expressway providing rapid access to the Mersey Gateway Bridge and J11 of the M56.



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DATE PREPARED: **March 2026**



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