UNIT 7

MANOR PARK RUNCORN | WA7 1WA

TO LET

SELF CONTAINED GROUND AND FIRST FLOOR OFFICE BUILDIING WITH PARKING 2,357 SQ FT (219.07 SQM)





TO BE FULLY REFURBISHED OFFICE BUILDING



LOCATION

Whitworth Court is located in the heart of Manor Park within easy reach of Warrington & Runcorn with immediate access to the A558 Daresbury Expressway and its excellent links to J11 of the M56 and the national motorway network beyond. The Mersey Gateway Bridge provides easy access to Widnes and Available with a range of tailored data and telecoms Liverpool. This location has excellent access to other major transport routes with Runcorn station providing journeys to London Euston in as little 1hr 45 minutes and both Liverpool & Manchester Airports being within easy reach.

DESCRIPTION

Unit 7 comprises a twostoreymodern office building that will undergo extensive refurbishment to bring it up to a modern design to a high specification benefiting from;

- Internal redecoration in contemporary colours
- New energy efficient LED lighting
- New carpets
- 11 on site parking spaces
- External LED lighting
- Refinished exterior window frames in contemporary colours
- Refitted Kitchen facilities on ground floor

Available for immediate occupation

DATA & TELECON

solutions to meet your specific requirements

ACCOMMODATION

Ground floor 1,145 sq ft 1,212 sq ft First floor TOTAL SIZE 2,357 sq ft

Configuration available to ensure you benefit from Small Business Rates Relief - ask for more details

All charges will be subject to VAT.

A copy of the EPC is available on request.

Each part to bear their own legal costs.







VIEWING

By prior appointment through the agents:

JANE MARSHALL jane.marshall@rvwcs.co.uk 07801 373 974

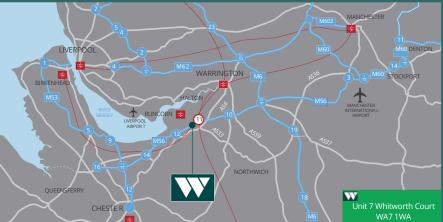
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