

UNIT 7

MANOR PARK
RUNCORN | WA7 1WA

TO LET

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



WHITWORTH COURT



AVAILABLE FOR
IMMEDIATE
OCCUPATION

TO BE FULLY REFURBISHED
OFFICE BUILDING

RVW
ROBERTS VAIN WILSHAW

CHARTERED
SURVEYORS
RVWCS.CO.UK

01925 20 50 60

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 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

Availability

Available for immediate occupation

DATA & TELECOMS

Available with a range of tailored data and telecoms solutions to meet your specific requirements

ACCOMMODATION

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

BUSINESS RATES

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

VAT

All charges will be subject to VAT.

EPC

A copy of the EPC is available on request.

LEGAL COSTS

Each part to bear their own legal costs.



VIEWING

By prior appointment through the agents:

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