



TO LET

Sutton House, Ashville Point, Runcorn, WA7 3FW

Ground floor office with up to 11 parking spaces
2,577 sq ft (239.4 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a ground floor office suite and benefits from:

- A high quality working environment for a wide range of occupiers
- Large open plan layout
- Boardroom
- Meeting room
- Kitchen
- Storage

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
Ground Floor Office	239.4	2,577

Terms

The suite is available on an internal repairing lease for a minimum term of 3 years.

Rent

The rent is £38,700 per annum plus VAT.

Rent is payable quarterly in advance by Direct Debit.

Rent Deposit

A 3 month rental deposit will be required.

Parking

The property has the benefit of up to 11 allocated car parking spaces.

Broadband

We have made enquiries with Openreach and understand that the local cabinet is fibre enabled with download speed of up to 76 Mbps.





Business Rates

The property has a Rateable Value of £31,750. Therefore Rates Payable are approximately £16,000.

The tenant is responsible for the payment of business rates.

Service Charge

A service charge is payable to cover gas heating, external maintenance, gardening maintenance and cleaning of shared area plus waste collection.

Building Insurance

The annual insurance cost for this suite was c. £1,700. The insurance year is 31st March 2025 to 30th March 2026.

Utilities

The tenant is to pay their own electricity bill.

Energy Performance Certificate

The property has an EPC rating of B.

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](#).

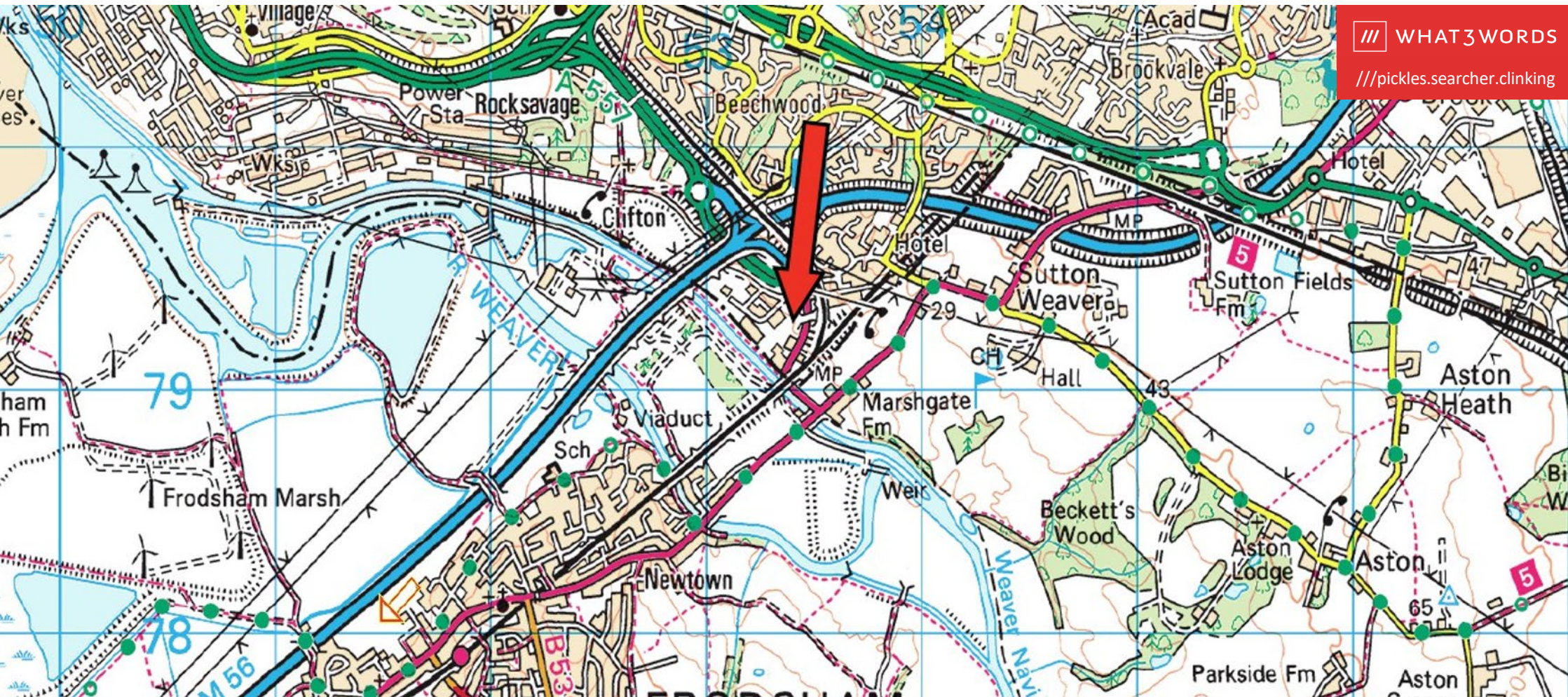
We recommend you obtain professional advice if you are not represented.

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 tenant.

Location

Sutton House is located at Ashville Point, a very short distance from Junction 12 of the M56 between Warrington and Chester. Ashville Point comprises four office buildings, Delamere House, Weaver House, Clifton House and Sutton House.



Contact:



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DATE PREPARED: **January 2026**



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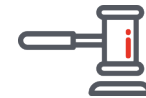
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

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