



**BRINDLEY
ROAD**

ASTMOOR INDUSTRIAL ESTATE

TO LET.

UNIT 77

RUNCORN, CHESHIRE WA7 1PF



**ASTMOOR
INDUSTRIAL ESTATE**
RUNCORN



DESCRIPTION

This end of terrace industrial property occupies a very prominent location on Brindley Road, Astmoor Industrial Estate. The property is of steel portal frame construction with metal clad elevations and asphalt roof. The accommodation comprises WCs, warehouse and a generous yard area suitable for parking/loading.

PROPERTY BENEFITS



Prominent corner unit



Substantial yard for parking and loading



Concrete flooring to the warehouse



Motion sensor LED lighting throughout



Two motorised roller shutter door



Maximum height 4.31m



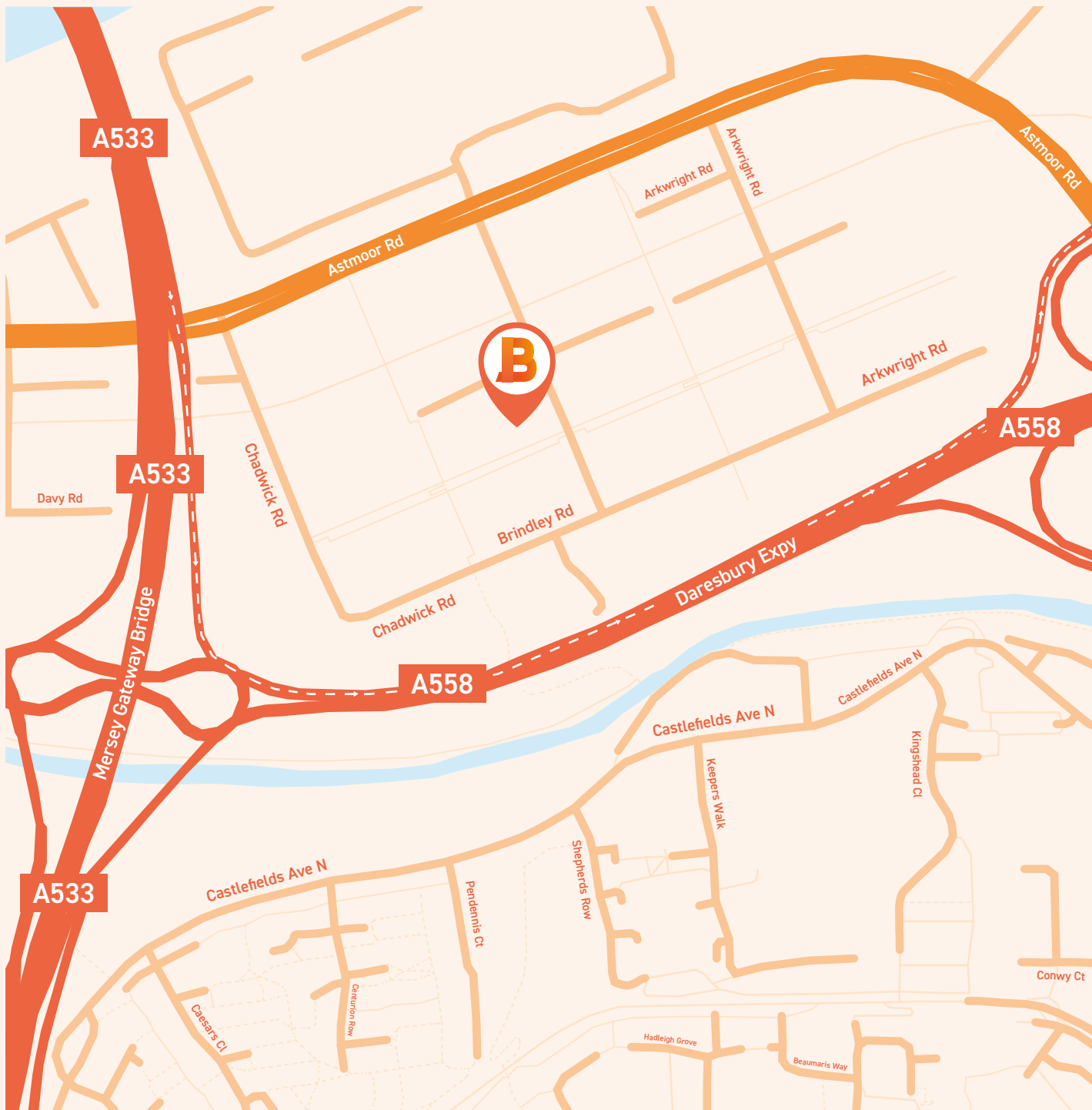
Generous yard area



Bespoke refurbishment available



Secure fenced yard



LOCATION

Astmoor is one of the largest industrial estates in Runcorn, and now benefits from the new Mersey Gateway Bridge which has further enhanced connectivity, attracting a huge variety of occupiers.

Astmoor Industrial Estate is situated to the east of Runcorn and benefits from good dual carriageway links to the M56 motorway via the A558 and A56.

Runcorn is located in north west Cheshire approximately 30 miles south west of Manchester, 18 miles south east of Liverpool and 20 miles north east of Chester.

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Warehouse	12,700	1,179.44
TOTAL GIA	12,700	1,179.44

 Mersey Gateway link to Astmoor Industrial Estate



LOCATION

USE

We understand that the property has consent for B1/B2 & B8 uses.

SERVICE CHARGE

Available on request.

BUSINESS RATES

The property will qualify for Small Business Rates Relief. We advise that any prospective tenant should check the Rateable Value and rates payable with the Valuation Office Agency or Halton Borough Council.

To arrange a viewing, please contact FI Real Estate Management on **01257 263 010** or email **enquiries@fi-rem.com**



FI REAL ESTATE MANAGEMENT **0845 500 61 61**
www.fi-rem.com



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