



DESCRIPTION

Unit 84 is of steel portal frame construction with metal cladding to elevations and roof.

PROPERTY BENEFITS





Three-phase electricity

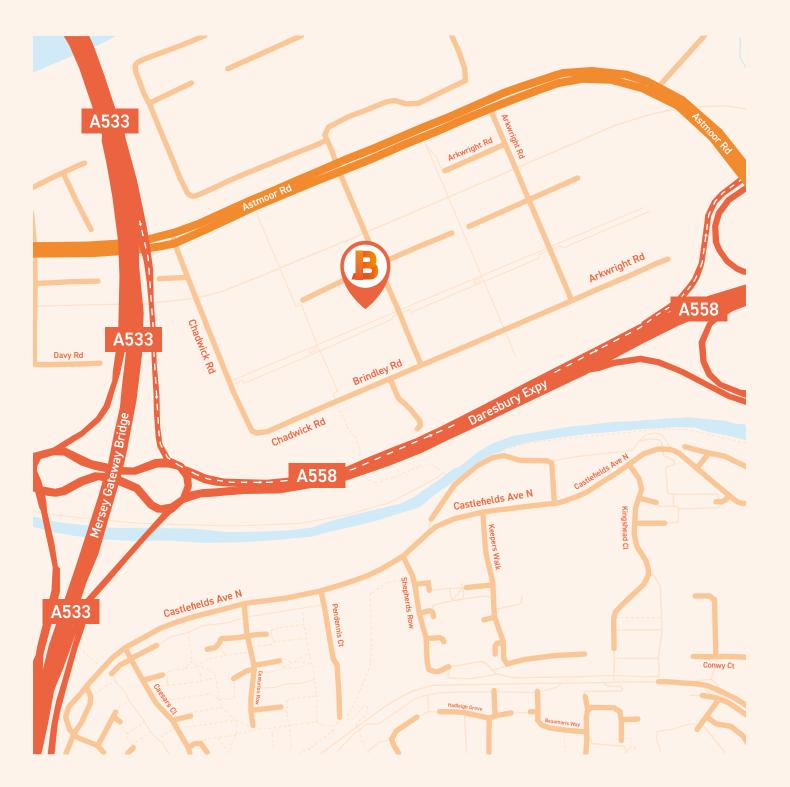
Electrically operated drive-in loading doors

Concrete flooring to the warehouse

LED lighting throughout

Provision to provide higher capacity electrical power

T Maximum height 4.109m



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.

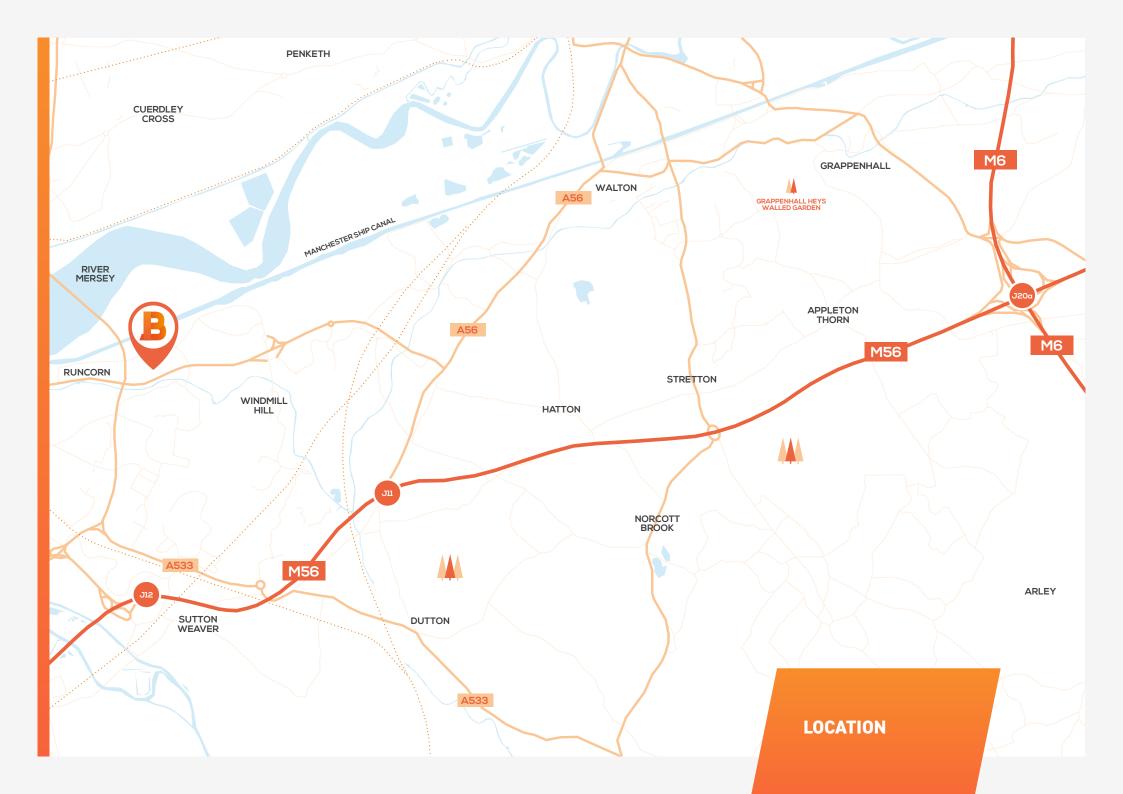
Astmoor Industrial Estate is situated to the east of Runcorn and benefits from good dual carriageway links to the M56 motorway via the A558 and A56.

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	3,194	296.73
TOTAL GIA	3,194	296.73



Mersey Gateway link to Astmoor Industrial Estate



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**





FIREM Ltd for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property. January 2023.