



**BRINDLEY
ROAD**

ASTMOOR INDUSTRIAL ESTATE

TO LET.

UNIT 84

RUNCORN, CHESHIRE WA7 1PF

Image for illustrative purposes only.



**ASTMOOR
INDUSTRIAL ESTATE**
RUNCORN



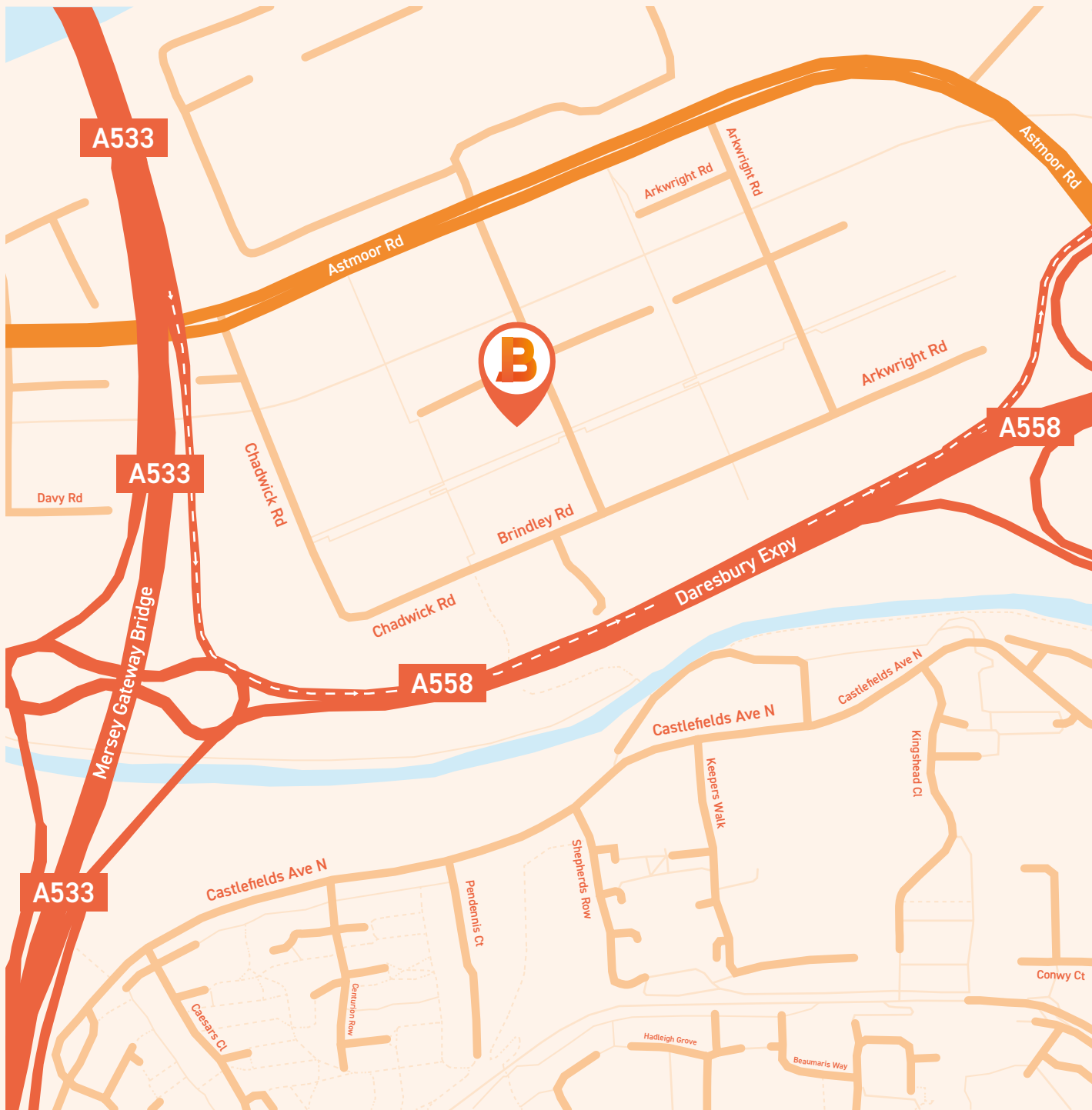
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DESCRIPTION

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

PROPERTY BENEFITS

-  Concrete service yard for dedicated parking/loading
-  Fully refurbished
-  Three-phase electricity
-  Electrically operated drive-in loading doors
-  Concrete flooring to the warehouse
-  LED lighting throughout
-  Provision to provide higher capacity electrical power
-  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



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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