

TAKING RESERVATIONS NOW



ASTMOOR POINT  
INDUSTRIAL ESTATE

# TO LET

NEW BUILD INDUSTRIAL UNITS  
FROM 2,666-4,499 SQ.FT

ASTMOOR POINT, HARDWICK ROAD

ASTMOOR INDUSTRIAL ESTATE, RUNCORN WA7 1PH



8M EAVES TO HAUNCH



UNITS CAN BE COMBINED



ELECTRIC ROLLER SHUTTER DOORS UP TO 5.6M  
HEIGHT & 4M WIDE ROLLER SHUTTER ACCESS



3 PHASE ELECTRIC



DEDICATED PARKING TO ALL UNITS



ONSITE CYCLE PARKING



EV CHARGING



BESPOKE FIT OUT AVAILABLE

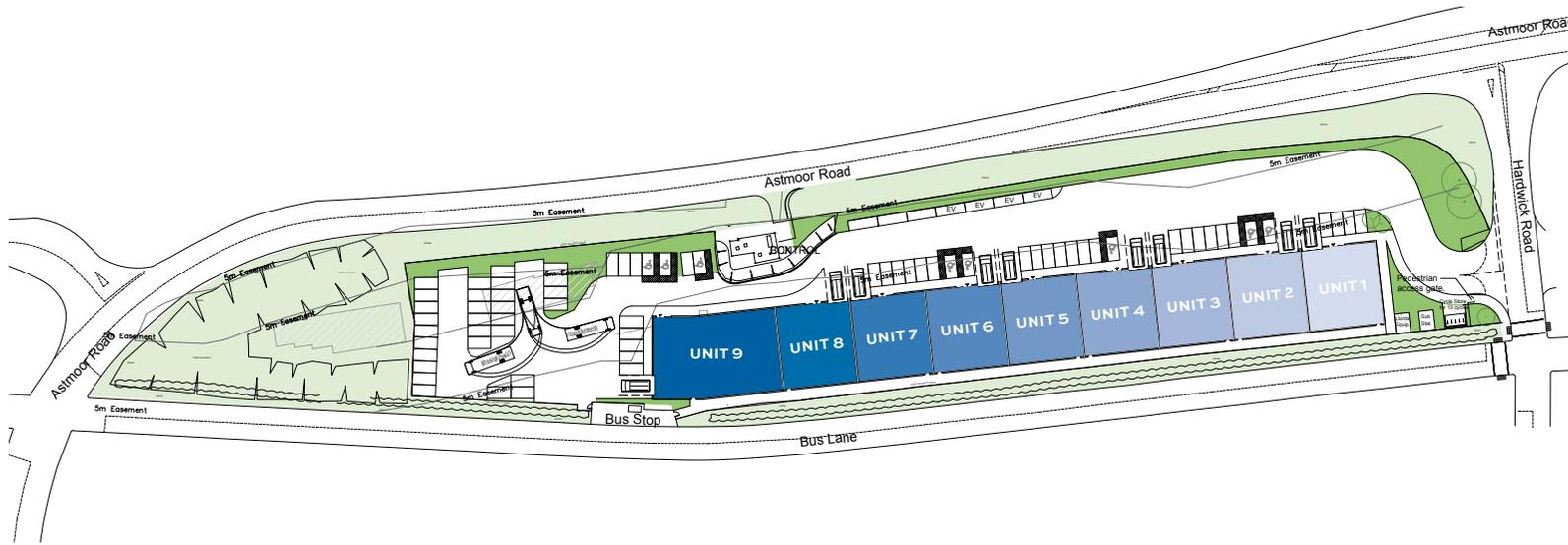


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## SPECIFICATION



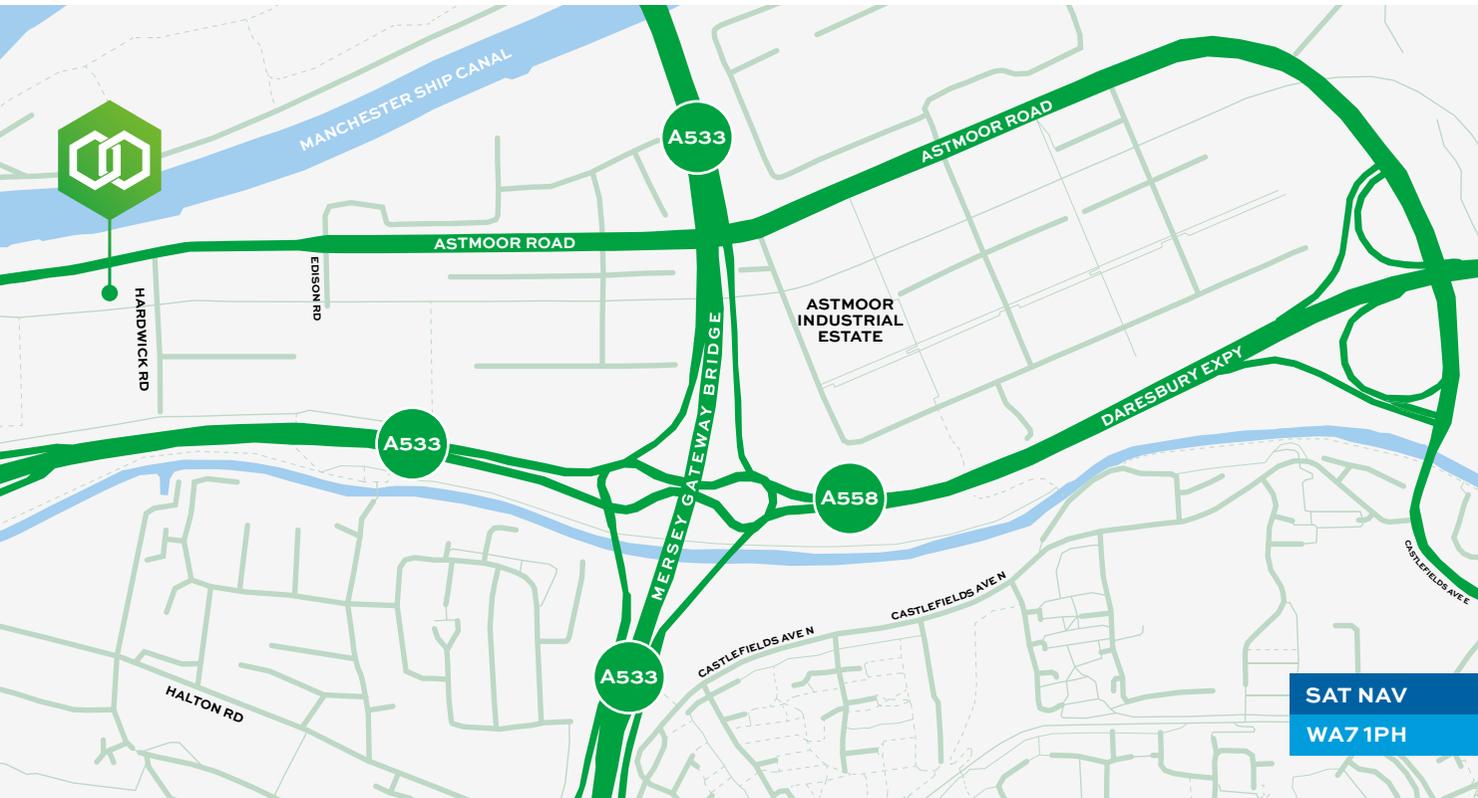
UNIT	SQ FT
1	2,666
2	2,666
3	2,666
4	2,666
5	2,666
6	2,666
7	2,666
8	2,666
9	4,499
<b>TOTAL</b>	<b>25,829</b>

FLOOR AREAS ARE GROSS INTERNAL AREAS.



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**FLOOR PLAN**



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.



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## LOCATION



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### USE

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

### SERVICE CHARGE

Available on request.

### BUSINESS RATES

Available on request.

### CONTACT



Rob Woolley  
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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. August 2022.



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