

TO LET.

 **BOLEYN COURT**
UNIT 5
RUNCORN, CHESHIRE. WA7 1SR



3,285
sq ft



DESCRIPTION

An end-terrace industrial property occupies a very prominent location on Boleyn court, Manor Park Industrial Estate, with close proximity to the Daresbury Expressway.

The property is of steel portal frame construction with metal clad elevations and flat roof.

The accommodation comprises an open plan warehouse together with offices and WC.

PROPERTY BENEFITS:



Loading area and car park.



Warehouse served by one roller shutter door.



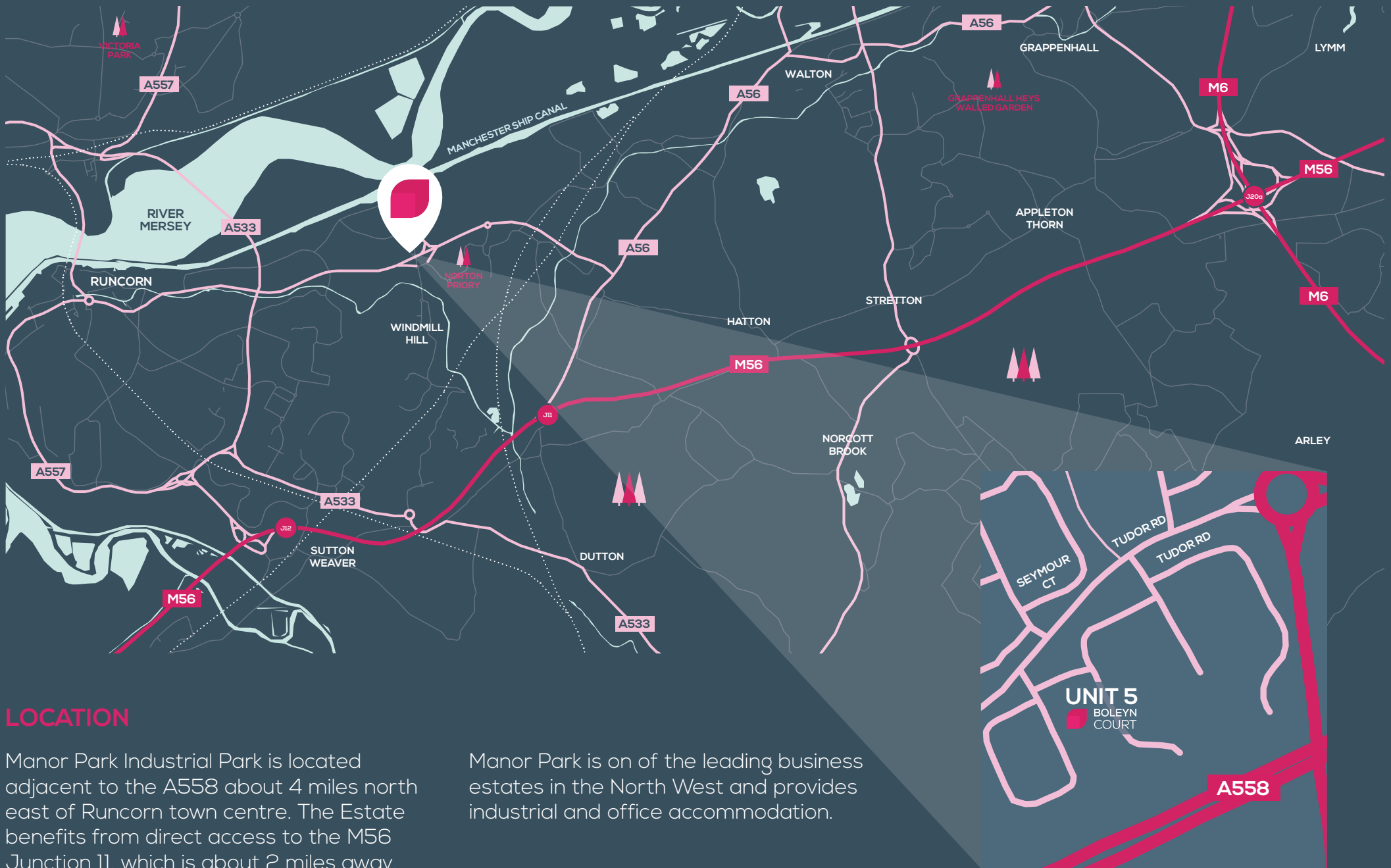
Concrete floor to warehouse.



3 phase electricity.



Bespoke fit out available.



LOCATION

Manor Park Industrial Park is located adjacent to the A558 about 4 miles north east of Runcorn town centre. The Estate benefits from direct access to the M56 Junction 11, which is about 2 miles away.

Manor Park is on of the leading business estates in the North West and provides industrial and office accommodation.

TO LET.

USE

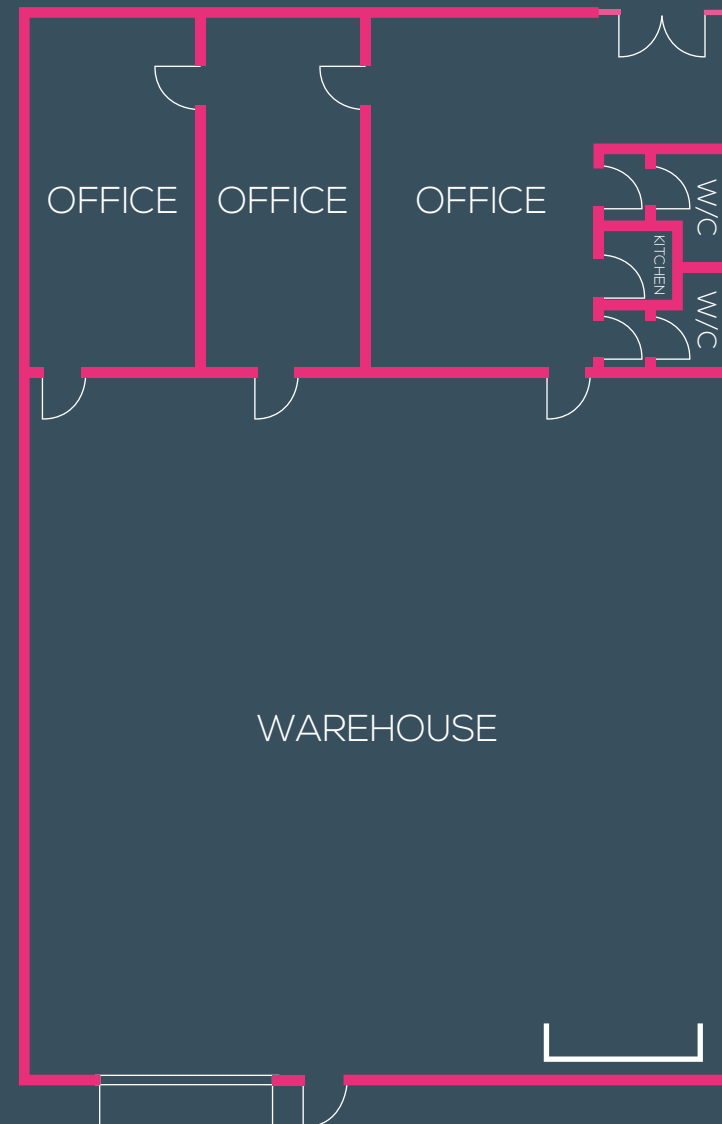
We understand that the property has consent for B1/B2 & B8 uses.

SERVICE CHARGE

Available on request.

BUSINESS RATES

We advise that any prospective tenant should check the Rateable Value 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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