







#### DESCRIPTION

A mid-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.



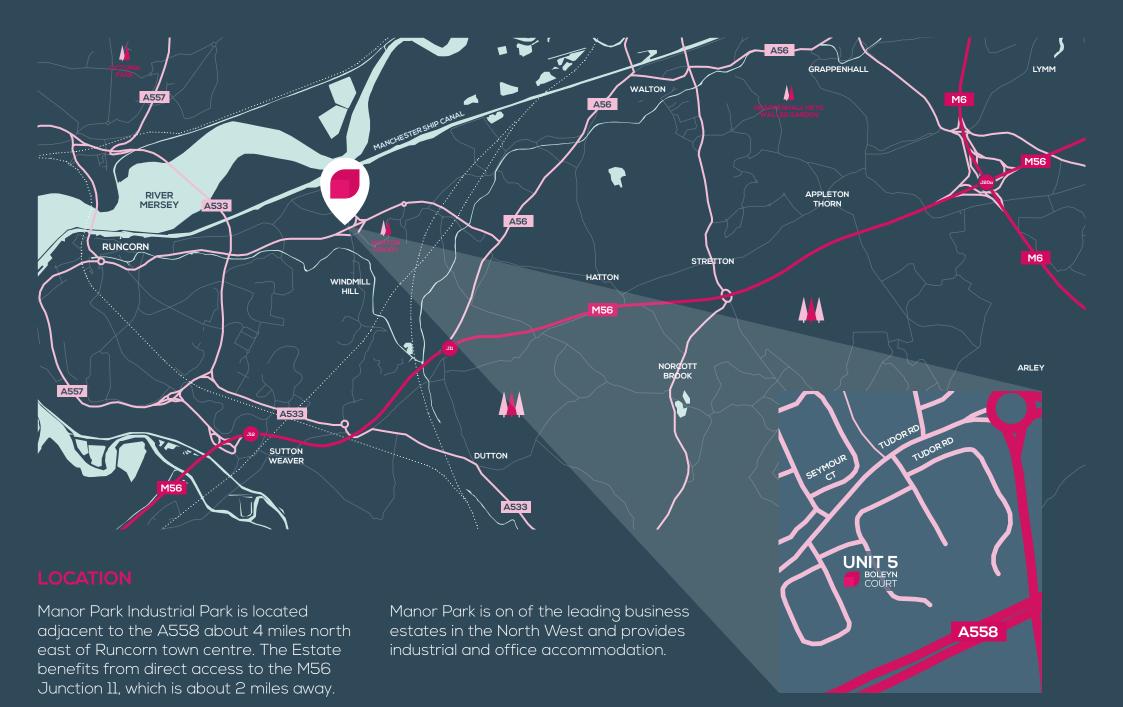
Connected to Virgin Media Fibre Broadband.



Bespoke fit-out available.



Refurbishment program for internal and external works.





### USE

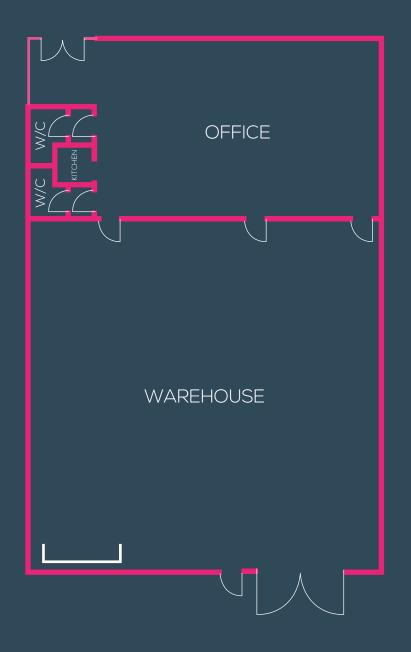
We understand that the property has consent for BI/B2 & B8 uses.

### **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.



<sup>\*</sup>Subject to refurbishment works, to strip out existing fit-out.



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





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