

TO LET.

 CHRISTLETON COURT

**UNIT 4**

RUNCORN, CHESHIRE. WA7 1ST

**14,975**  
sq ft







14,975  
sq ft

## DESCRIPTION

Unit 4 is a mid terrace industrial property, located on the well established Christleton 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 a trocal flat roof. The accommodation comprises an open warehouse, and ground and first floor office and meeting rooms as well as kitchen and WC facilities.

## PROPERTY BENEFITS:



To undergo refurbishment.



Loading area and car park.



Warehouse is served by 1 roller shutter doors.



Two storey office with reception, kitchen and WC's.



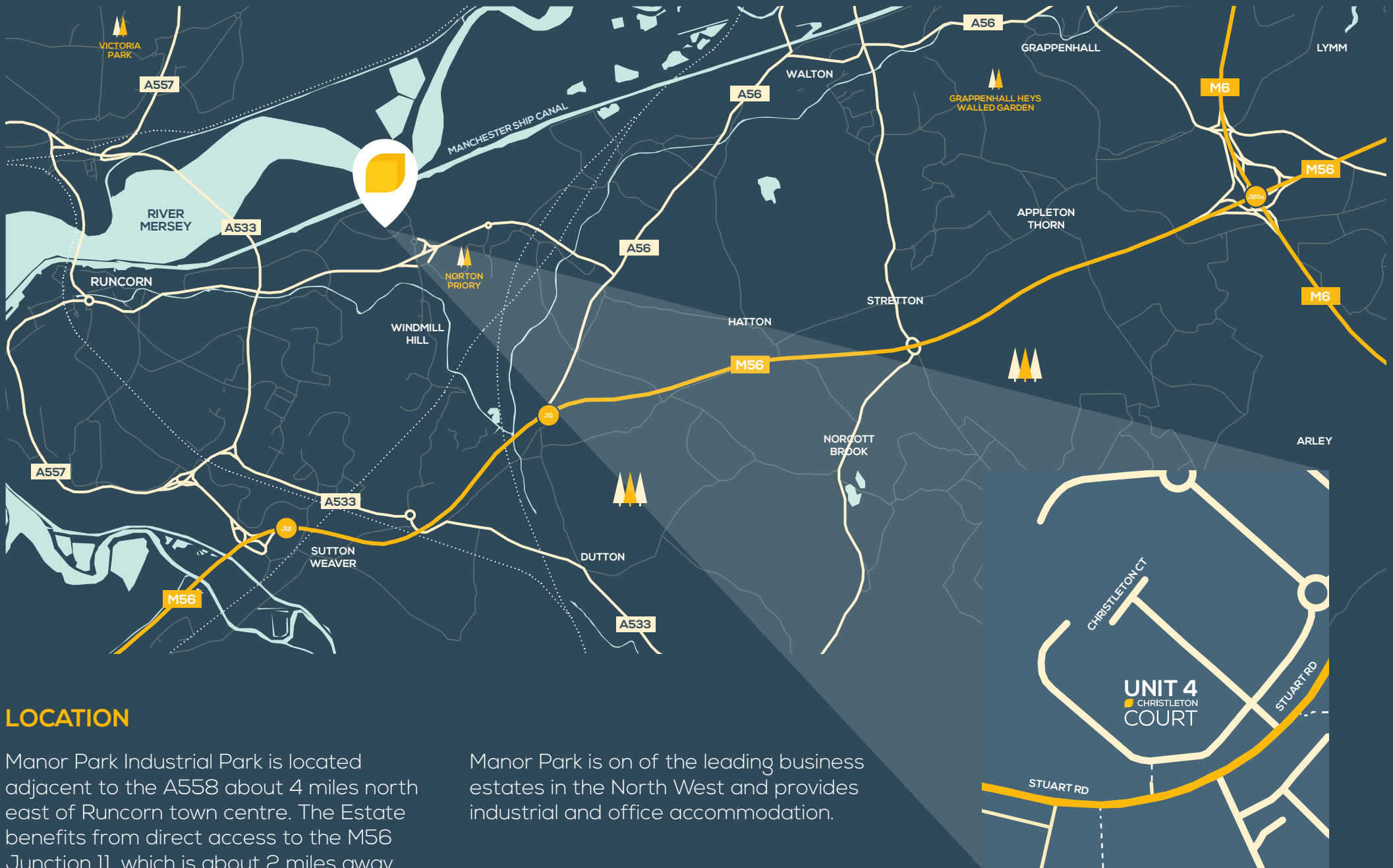
3 phase electric.



Bespoke fit out available.



Unit can be combined with Unit 3 (next door) to provide 30,388 sq ft.



## 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.



## 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.

## EPC

Available on request.

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



**FI** REAL ESTATE  
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