



**DALTON
COURT**

ASTMOOR INDUSTRIAL ESTATE

TO LET.

UNIT 14

RUNCORN, CHESHIRE WA7 1PU

1,507 SQ FT



**ASTMOOR
INDUSTRIAL ESTATE**
RUNCORN



DESCRIPTION

This mid terrace industrial property is located at Dalton Court on Astmoor Industrial Estate.

The accommodation comprises a workshop with an up and over loading door to the front elevation which incorporates a hinged personnel door.

PROPERTY BENEFITS



Concrete floors to the warehouse



Up and over roller shutter door



Pitched roof with roof lights to provide natural light



External Parking



2 W/C's



Front and rear access



24hr access



LED lighting



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.

1,507
SQ FT

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.

EPC

Available on request.

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**
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