

TO LET

Modern Workshop/Storage Unit

Unit 7: m² (768 ft²)
Unit 18: m² (768 ft²)



ARKWRIGHT COURT ASTMOOR INDUSTRIAL ESTATE RUNCORN WA7 1NX

* Rent is inclusive of external maintenance & building insurance *

* Easy in/easy out lease subject to 3 months notice by Tenant at any time *

* No Solicitors required *

LOCATION

Located on the Astmoor Industrial Estate just off the main A558 Expressway 1½ miles east of Runcorn Town Centre.

Junctions 11 & 12 of the M56 are situated 3 miles from the property and there is good access to the M62 via the Runcorn-Widnes Bridge.

01925 414909

DESCRIPTION

A development of modern workshop/storage units. Constructed of cavity brickwork with profile steel clad roofs incorporating translucent panels providing good natural light. The floors are of solid concrete construction and the internal eaves heights range from 2.9 m to 3.65 m.

Internally the units contain toilet facilities. Loading access is via an up-and-over door 3.0 m wide x 2.96 m high located in the front elevation.

Externally there are good parking and loading facilities.

SERVICES

All mains services are connected.

The units contain a 3-phase electrical supply.

RATES

Unit 7 Rateable Value £3,800: Payable 09/10 £1,808.80.
Unit 18 Rateable Value £4,200: Payable 09/10 £1,999.20.

RENT

Unit 3: £ 97 per week
Unit 7: £100 per week
Unit 18: £100 per week

Rental is payable monthly in advance and includes: -
Building Insurance
External Maintenance

VAT

VAT is payable on the rent.

RENT DEPOSIT

A £500 Rent Deposit is payable.

LEASE

Available on a new 3-year Internal Repairing Lease with a Tenant's Option to Break at any time subject to 3 months Notice.
No Solicitors required.

VIEWING

By appointment with Joint Agents :
MORGAN WILLIAMS WHITTLE JONES
Tel: 01925 414909 (Ref: RB) Tel: 01257 238669

For details of other properties, our website address is www.morganwilliams.com
Arkwright Court 3,7 & 18 (RB)

01925 414909

1. Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

CENTRAL HOUSE • CENTRAL WAY • WINWICK STREET • WARRINGTON • CHESHIRE • WA2 7TT

TEL: 01925 414909 • FAX: 01925 637619

e-mail: enquiries@morganwilliams.com website: www.morganwilliams.com

MORGAN • WILLIAMS
COMMERCIAL LLP
CHARTERED SURVEYORS