

7 Jensen Court, Astmoor, Runcorn
WA7 1SQ

2 storey industrial premises
(513.58 SQM (5,528 SQFT))

to let



£Rent on application

- Self-contained workshop premises that has been reconfigured to provide 2 storey accommodation with mezzanine floor
- Ideal for pick & pack distribution, online business, light manufacturing & production
- Established location with excellent road connectivity
- Just off the A558 Bridgewater Expressway
- Managed estate of similar units and uses

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Parkinson Real Estate

4 Winckley Court, Preston PR1 8BU

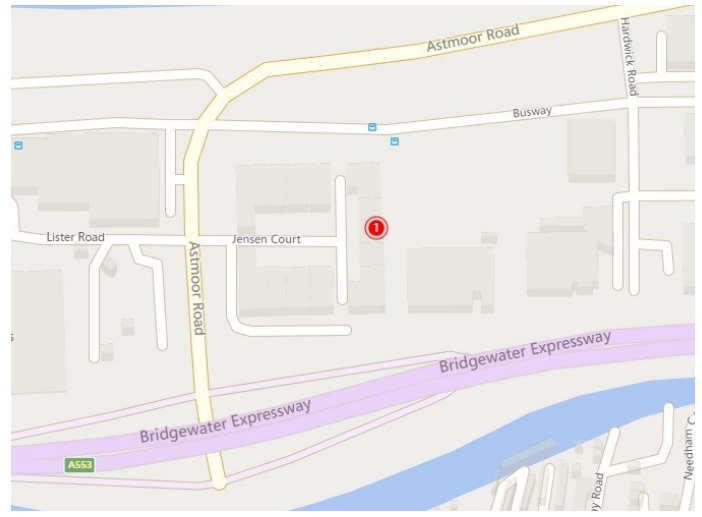
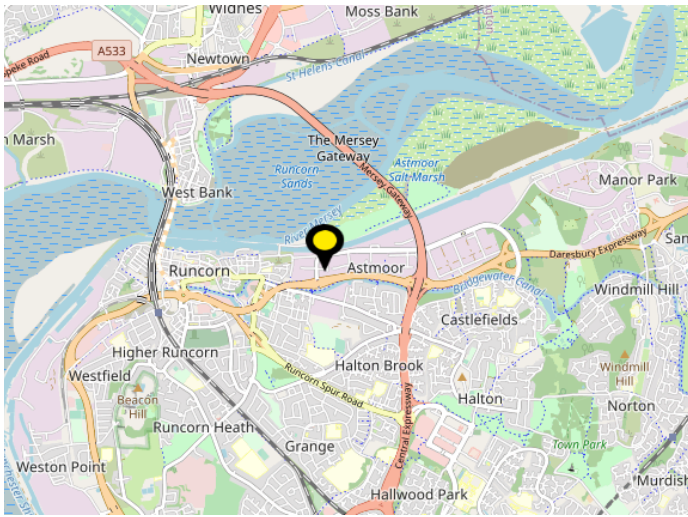
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Location

The subject property is located on Jensen Court which is just off Astmoor within the Runcorn area of Cheshire. The subject is located approximately 1 mile east of Runcorn town centre and 3 miles south of Widnes. The property benefits from excellent connectivity to the motorway network, being in close proximity to junctions of the M56 and M53 motorways in addition to a number of major arterial A roads close by to include the A533, A557 and A558. Runcorn also benefits from a railway station providing connectivity to local regional and national destinations.

Description

The subject is an industrial unit that sits within a modern built terrace of units of steel portal frame construction with profile sheet clad elevations and roof coverings incorporating translucent panels. Internally the unit has been reconfigured to provide 2 storey accommodation by way of a mezzanine. This is currently fitted out as office accommodation utilised benefiting suspended ceiling grids throughout the majority of the accommodation. A central tarmac estate road provides access and this is gated to the front. The units sits to the rear aspect of the development comprising warehouse and office provision on ground floor. To the front is a service yard and a number of car parking allocated to the property.

Rent

On application

Services

We understand mains services are connected to the property to include mains water, drainage and electric.

Accommodation

In accordance with RICS Guidance we estimate the floor areas as follows:

	SQM	SQFT
Ground Floor	277.28	2,984
First Floor	236.30	2,544
Total Internal Floor area	513.58	5,528

Opportunity to combine with the available joining unit (6) which together could provide a total combined accommodation of 790.41 sqm (8,508 sqft)

Rating

The property has the following entries in the 2023 Rating Assessments List.

	Rateable Value (2023)	Estimated Rates Payable
Workshop & Premises	£14,750	£7,552 p.a.

Terms

Available to let by way of a new full repairing and insuring lease on terms to be negotiated.

VAT

All prices are quoted exclusive of VAT. We are informed that VAT is applicable and will be payable on any transaction.

Estate/Service Charge

There is a service charge for the management of the estate. Further details on request

Planning

We understand the premises has the benefit for existing use light industrial and warehousing purposes.

Legal costs

Each party to be responsible for own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit may be required to the Lessors solicitors prior to the issue of any legal documentation

EPC

Energy Performance Rating of C-53.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

July 2024 AG0673

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MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identity of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made, to the purchaser for various personal information to assist in verify their ID.



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