



Unit 7 Jensen Court

Astmoor, Runcorn WA7 1SQ

Industrial Premises

513.58 SQM (5,528 SQFT)

£Rent on application

- ❖ Previously used as a pharmaceutical fulfilment centre and suitable for similar small product pick & pack operations
- ❖ Self-contained workshop premises that has been reconfigured to provide 2 storey accommodation with mezzanine floor
- ❖ Established location with excellent road connectivity
- ❖ Just off the A558 Bridgewater Expressway
- ❖ Managed estate of similar units and uses

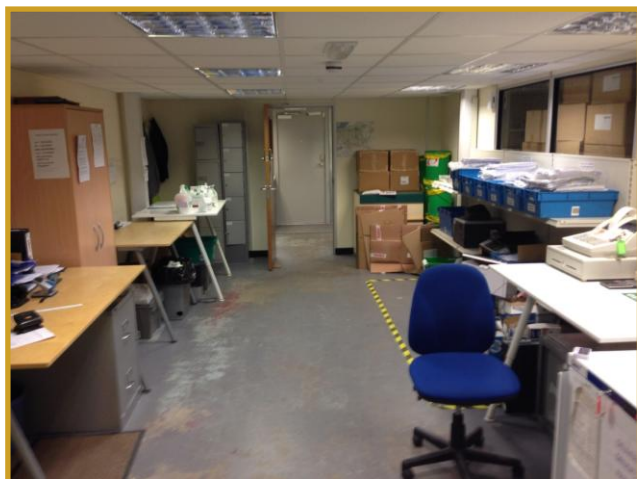
To Let

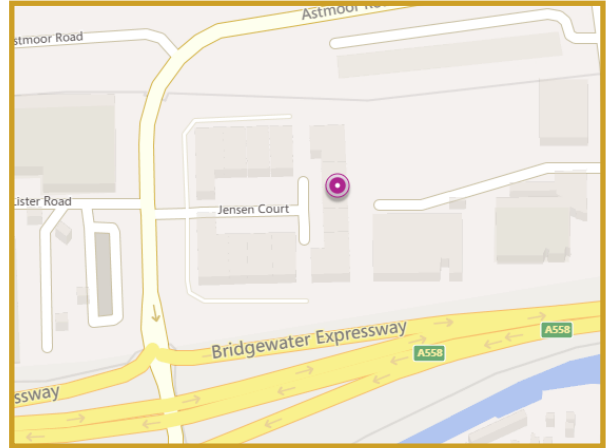
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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





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 closeby to include the A533, A557 and A558. Runcorn also benefits from a railway station providing connectivity to local regional and national destinations.

Description

The property benefits a bespoke fit out, at present and was for the purpose of a pharmaceutical distribution. The internal layout of the building provides accommodation over 2 floors distributed around a centrally positioned void where previous occupiers sited a specialist robot that was fundamental to their operation. Whilst the accommodation is versatile and suitable for other uses it is considered more suitable for a similar small item pick, pack & distribution facility. Such opportunities are rare in the market place and often investment is significant for ingoing tenant to convert a property into such a bespoke facility.

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.

Services

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

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice.

	SQM	SQFT
Ground Floor	277.28	2,984
First Floor	236.30	2,554
Total Floor Area	513.58	5,528

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates Payable
Workshop & Premises	£14750	£7,552 p.a.

Terms

The premises are available to let on a full repairing and insuring lease basis on terms to be negotiated. A deposit will be requested.

Rental

On application.

Estate/Service Charge

An estate charge is payable for the management of the wider estate. Further details upon request

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed that VAT is applicable and will be payable on this transaction. Your legal adviser should verify.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate with a rating of C-53.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0673 July 2024.

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Subject to contract

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