

OFFICE PREMISES: HOWARD COURT RUNCORN WA7 1SJ

TO LET

MODERN OFFICE SUITES

1338 sq ft
to 1841 sq ft

Key Benefits

- Self Contained
- Short Term Leases
- Onsite Parking
- Attractive Semi-rural Location

Roberts
VainWilshaw

CHARTERED
SURVEYORS

LOCATION

Howard Court is located on the Manor Park Industrial Estate accessed from Junction 11 of the M56.

LEGAL COSTS

Each party to bare their own legal costs.

DESCRIPTION

Two self contained office suites with kitchen and WC facilities.

EPC

Available on request.

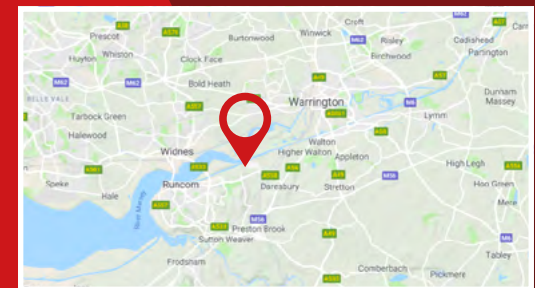
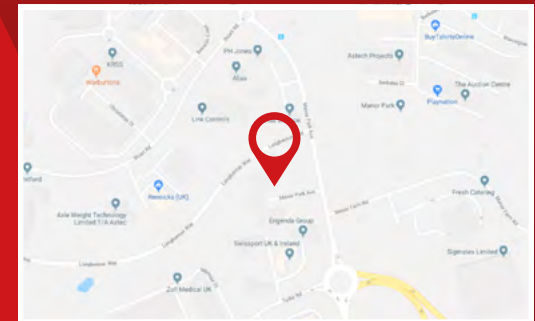
VAT

Rents and other outgoings on the property may be subject to VAT at the prevailing rate.

AVAILABILITY

The property comprises the following approximate areas measured in accordance with the IPM53 measurement standard:-

Unit	Size (SQ FT)	Car parking	Rent (per annum)	Rateable Value & Rates Payable	Budget Service Charge (per annum)	Building Insurance (per annum)
11	1,841	8	£18,410	RV - £21,250 £RP-10,477	£1,841	£128.87
12	1,338	5	£13,380	RV - £16,000 RP £7,888	£1,338	£93.66



VIEWING

By prior appointment through the agents:

Joseph Wilshaw

joseph.wilshaw@rvwcs.co.uk / 07917 647 213

Jane Marshall

jane.marshall@rvwcs.co.uk / 07801 373 974

**Roberts
Vain Wilshaw**

CHARTERED
SURVEYORS

01925 205060

www.rvwcs.co.uk