

INVESTMENT OPPORTUNITY: 19 BEESTON COURT MANOR PARK RUNCORN WA7 1SS

FOR SALE

SUPERB MODERN BUSINESS UNIT WITH OFFICE

3,842 sq ft
(357 Sqm)

Key Benefits

- Brick elevations with glazed feature entrance
- Bright ground floor offices
- Heating and Lighting throughout
- Kitchen and fully tiled WCs
- Large rear loading door and yard (the external yard area / land included in the sale)
- Plentiful door step car parking to the front
- 4m internal headroom

Roberts
VainWilshaw

CHARTERED
SURVEYORS

LOCATION

Manor Park is a well established business estate located with a short drive of J11, M56 and within easy reach of Manchester, Liverpool Chester and Warrington.

Manor Park is an attractively landscaped environment housing modern manufacturing, distribution and office facilities for a wide range of UK and international companies.

DESCRIPTION

An attractive and prominently positioned industrial / warehouse unit with office.

SALE PRICE

Upon application.

TERMS

Let to Corks Ltd on a lease to expire October 2019 at a current rent of £18,120 per annum.

RATES

The premises have a Rateable Value of £18,750. Interested parties are advised to contact Halton Borough Council for the payable figure.

VAT

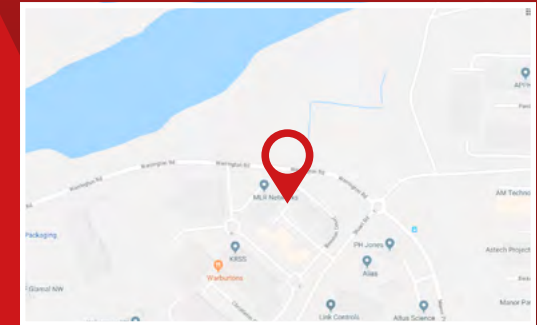
Rents and other outgoings on the property may be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

A copy of the Energy Performance Certificate is available upon request.



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

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01925 205060

www.rvwcs.co.uk