



Unit 3 **ROKEBY COURT**

Manor Park, Warrington Road, Runcorn

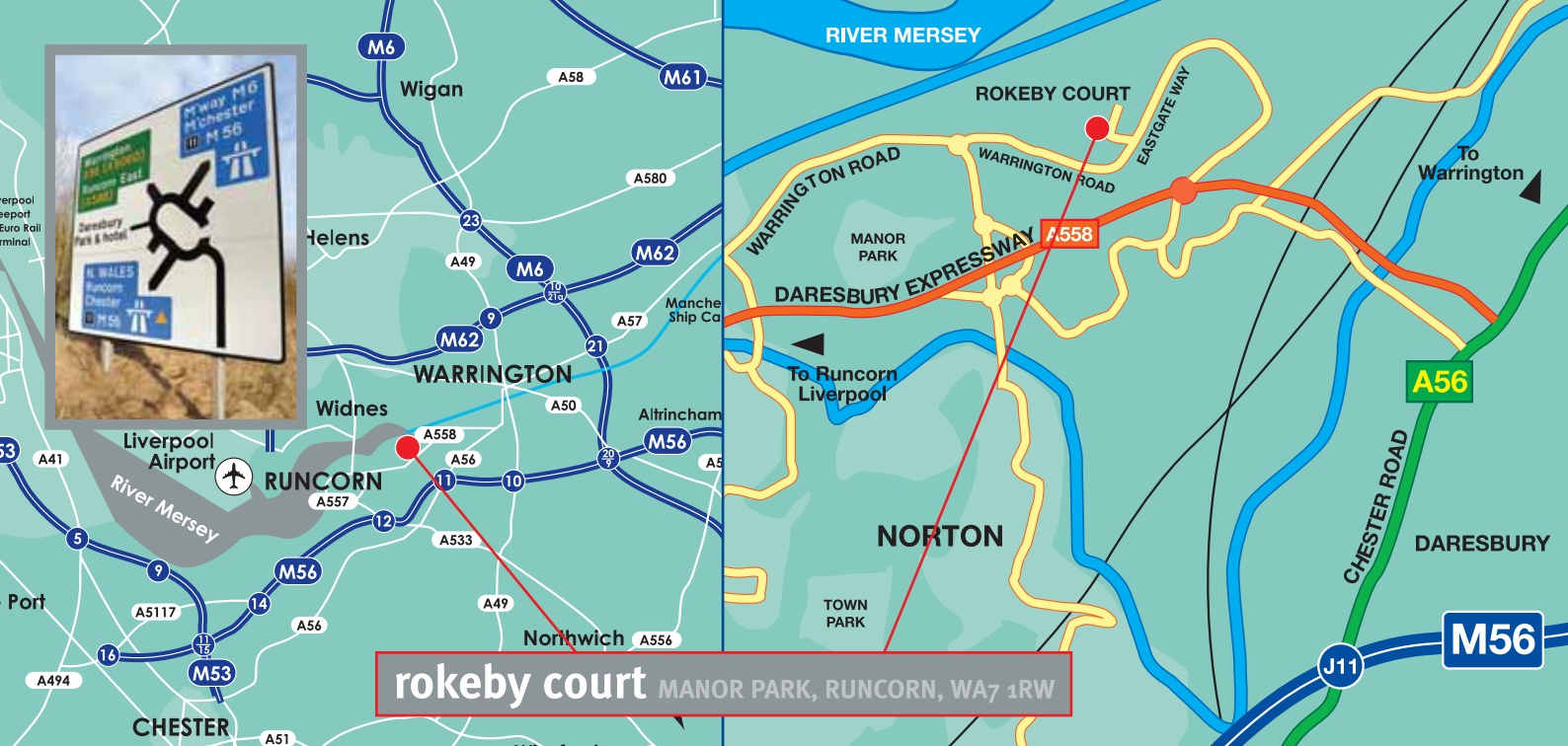
New Production / Warehouse Unit

TO LET

24,103 SQ FT (2,239 SQ M)



J11 / M56



rokeby court MANOR PARK, RUNCORN, WA7 1RW

The property comprises a new 24,103 sq ft detached production/warehouse unit of steel portal frame construction with microrib cladding to all elevations. The unit incorporates two storey fitted offices of 2265 sq ft.

7M TO UNDERSIDE OF HAUNCH
MICRORIB COMPOSITE CLADDING TO ALL ELEVATIONS
2,265 SQ FT OF FITTED OFFICES
37.5 KN/M2 FLOOR LOADING
TWO ROLLER SHUTTER DOORS
FULLY ENCLOSED AND FENCED CONCRETE YARD
AMPLE CAR PARKING, CIRCULATION AND LOADING AREAS
QUALITY LANDSCAPING
REMOTELY MONITORED CCTV SYSTEM

Where to find Rokeby Court, Runcorn...

Manor Park is a flagship 300 acre business park located midway between Warrington and Runcorn with landscaped boulevards and low level density of buildings. Major occupiers on the Park include Origin, Business Post, Yokogawa and Rexham. Rokeby Court is situated off Warrington Road in the heart of Manor Park, which is located adjacent to the A558 Daresbury Expressway providing access to Junction 11 of the M56, which is within two miles. Runcorn and Warrington benefit from main line intercity links to London. Liverpool Airport is approximately 15 minutes travel time, with Manchester Airport 25 minutes.

Planning

Planning consent has been granted for B1, B2 & B8 uses including light / general industrial and warehousing.

VAT

All rents and other charges will be subject to VAT at the standard rate.

Terms

The unit is available to let by way of a new, flexible full repairing and insuring lease on terms to be agreed. Rental on application to the joint agents.

Economic Assistance

Contact the Economic Development Unit at Halton Borough Council: 0151 420 9428.



A development by:



Misrepresentation Act. These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. February 2006.

Design & Production @ C2 Advertising Ltd T 0113 383 5332