to let

Quality Business Unit with Offices

122.45 m² (1,318 ft²)

4 Dalton Court

Astmoor Industrial Estate

Runcorn

WA7 1PU

- Zero Rates for Small Businesses
- High Office Content
- Self Contained
- Good Specification Fit-Out
- Convenient Location next to Mersey Gateway Bridge

MORGANWILLIAMS.com

01925 414909

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Location

The property is situated on Astmoor Industrial Estate, to the east of Runcorn Old Town Centre, just off the A533 Expressway, which links with Junction 12 of the M56, approximately 3 miles south.

The new Mersey Gateway Bridge is clearly visible from the property and access to this and the Expressway is convenient.

Description

A modern mid-terrace business unit incorporating quality offices, workspace and wc facilities to the ground floor. There is full span mezzanine level for additional storage, which is light and airy benefitting from a two section full length glazed roof light.

There is an up and over loading door to the front elevation which incorporates a hinged personnel door. There is also a personnel door and window space to the rear overlooking landscaping towards Arkwright Road.

Neighbouring units contain predominantly small businesses.

Externally there is a loading/parking apron to the front.

Accommodation

Gross Internal Area.

Ground:	69.52 m^2	748.3 ft^2
First:	52.93 m^2	569.7 ft^2
Total:	122.45 m^2	1,318.0 ft^2

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value:	£4,850.
Small Business Payable:	Nil.
Payable 2018/19:	£2,328.

Lease Terms

The property is available on a new Tenant's Full Repairing and Insuring basis for a flexible term.

Rental

£6,900 per annum (£575 pcm).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC - Available on Request

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

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