

# For Sale

Development Site

## Commercial Development Site

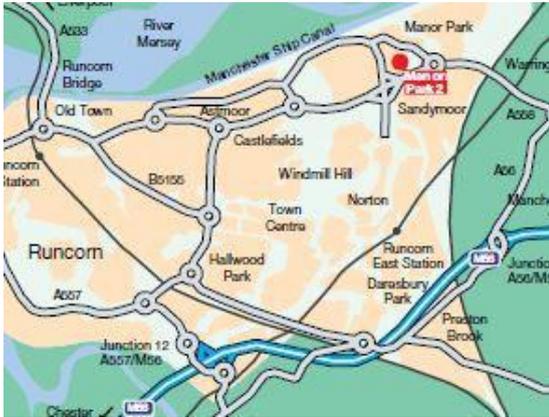
Manor Park, Site 2, Runcorn.



- Approximately 1.123 Ha (2.77 Acres)
- Excellent motorway access
- 7.2 Miles from Warrington Town Centre and 3 Miles from Runcorn Town Centre
- Situated within a premier business location

# Manor Park, Site 2, Runcorn.

## Location



Manor Park benefits from excellent road and motorway links, being adjacent to the main A558 expressway, two miles from the M56 (Junction 11 and 12), and close to the Runcorn/Widnes bridge, the main route into Liverpool.

Manchester is also easily accessible via the M56, with North and South destinations accessible via the M6. Runcorn benefits from a main line intercity link to London and is 20 minutes from Manchester International Airport, 15 minutes from Liverpool Airport and 30 minutes from Liverpool.

## Description

Manor Park is situated midway between Warrington and Runcorn. It is recognised as one of the premier business locations in the North West, adjacent to the Cheshire countryside.

Manor Park comprises over 121 ha (300 acres) of mature business park with landscaped boulevards and a low level density of building.

Site Area	Hectares	Acres
Site	1.123	2.77
Net Developable Area	0.485	1.2

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

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

## Terms

All offers considered.

## Availability/Use

The remaining site within Manor Park 2, offers a final opportunity to locate within this prestigious location. The site is suitable for general B1, B2 and B8 commercial use. Or other uses subject to satisfactory planning consent.

## Price

Upon application.

## Site Plan



## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**Alex Perratt**  
Lambert Smith Hampton  
**0161 242 7017**  
APerratt@lsh.co.uk

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