

ON THE INSTRUCTIONS OF

P I N PROPERTY
consultancy
www.pinproperty.co.uk

360° Virtual Tour
virtual360.net/tours/
pin/brindley

55/58 BRINDLEY ROAD

ASTMOOR, RUNCORN, WA7 1PF

- **TO LET**
- **Flexible terms**
- **Competitive rates**
- **Large self contained yard**

FULLY REFURBISHED WAREHOUSE/INDUSTRIAL UNIT



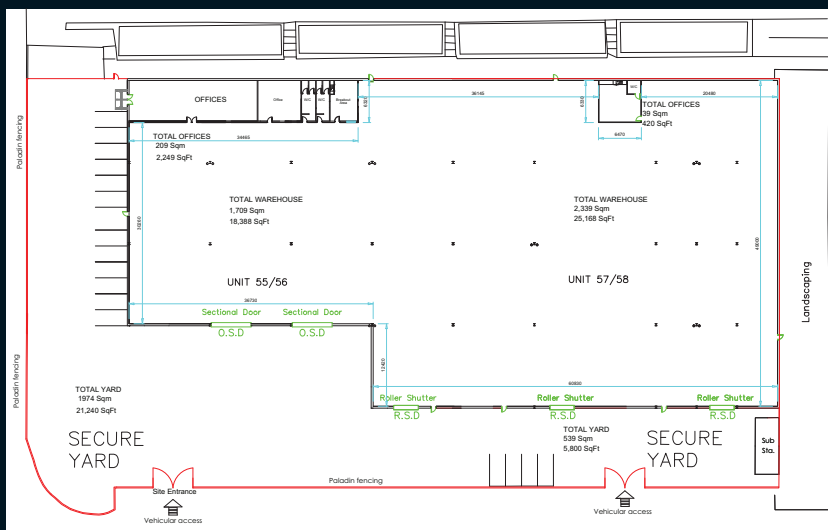
46,225 Sq ft (4,295 sq m)



- ▶ Good quality fully refurbished warehouse space
- ▶ Extensive hard standing/yard areas
- ▶ Roller shutter doors
- ▶ High quality offices
- ▶ All main services available including three phase electricity, water and drainage
- ▶ Quality lighting throughout

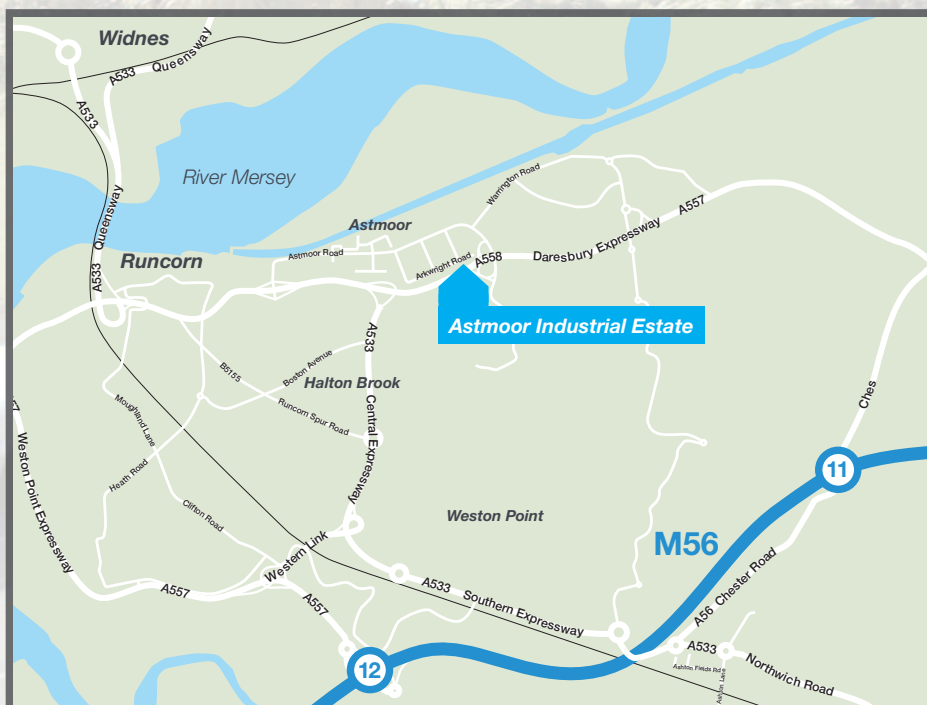
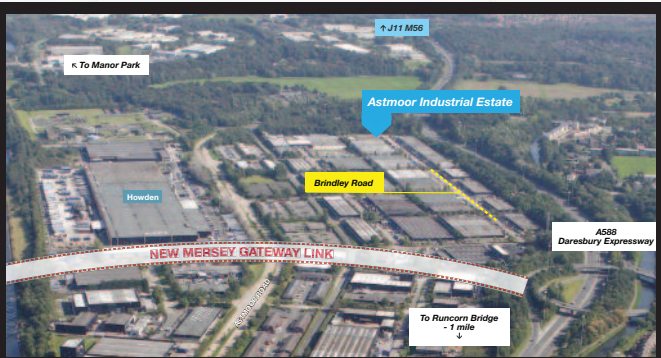
The accommodation has been measured on a gross internal basis and in accordance with the RICS code of measuring practice 6th edition and provides 46,225 sq ft (4,295 sq m).

Warehouse: 43,556 Sq ft (4,048 Sq m)
Office: 2,669 Sq ft (248 Sq m)
Total: 46,225 Sq ft (4,295 Sq m)
Yard: 27,040 Sq ft (2,512 Sq m)



Runcorn is situated immediately to the south of the River Mersey, approximately 18 miles to the south east of Liverpool, 7 miles west of Warrington and 25 miles to the west of Manchester. The town has access to Manchester Airport within 20 miles, Liverpool John Lennon Airport within 13 miles, Speke Garston Docks within 9 miles and Deep Water/Runcorn Docks.

In autumn 2017 a new six lane toll bridge over the Mersey between the towns of Runcorn and Widnes will open to relieve the congested and ageing Silver Jubilee Bridge.



The Astmoor BID is a partnership between businesses and property owners on Astmoor Industrial Estate in Runcorn and a range of partner organisations including Halton Borough Council.

The vision of the partnership is “To promote Astmoor Industrial Estate as a location of choice for both employers and employees across Cheshire and Merseyside, by working in partnership to focus on our four themes for improvement”:

- Safe & secure trading environment
- Image enhancement measures across the estate
- Co-ordinated, supported & promoted estate
- Training, knowledge & skills

For more information please visit
www.astmoor.co.uk/astmoor-bid/

To be confirmed



LEGAL COSTS Each party to bear their own legal costs.

VAT All prices are exclusive, but may be liable to VAT at the prevailing rate.

BE Group, B8 and AltusEileenBilton for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them.(ii) no person in the employment of BE Group, B8 and AltusEileenBilton has any authority to make or give any representation or warranty in relation to this property.

