

INDUSTRIAL UNITS TO LET

2,431 – 21,611 sq ft

MANAGED BY

Langtree



BERKELEY COURT

| Manor Park, Runcorn, WA7 1TQ



- | Fully refurbished
- | Landscaped estate
- | 5+m eaves
- | 2 miles from J11 M56



THE SITE

The estate comprises of 17 industrial units totalling nearly 120,000 sq ft across four terraces, and is located in Manor Park, a prime industrial location midway between Warrington and Runcorn.

THE DETAILS

- Integral office accommodation
- Gas fired hot air blower heating
- Electric up and over loading doors
- Dedicated parking areas

TERMS

The properties are available by way of full repairing and insuring leases.

ENERGY PERFORMANCE CERTIFICATES

EPCs are available on request.

VAT

Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

THE LOCATION

Berkeley Court is located in Manor Park, one of the region's most successful and fastest growing business parks, and is within 2 miles of junction 11 of the M56. The cities of Manchester, Liverpool and Chester are all within easy reach, as is Manchester International Airport approximately a 25-minute drive.

SCHEDULE OF ACCOMMODATION

UNIT	1	2	3	4	5	6	7	8	9
SQ FT	4,940	4,936	4,926	4,954	4,945	2,469	4,943	4,944	2,437

UNIT	10	11	12	14	15	16	17	18
SQ FT	2,431	2,478	4,938	4,954	13,251	19,273	21,611	10,899



www.langtreepp.co.uk/properties/berkeley-court

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