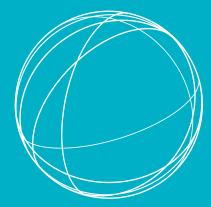
INDUSTRIAL UNITS TO LET 2,431 - 21,611 sq ft

MANAGED BY





BERKELEY COURT

Manor Park, Runcorn, WA7 ITQ

| 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.

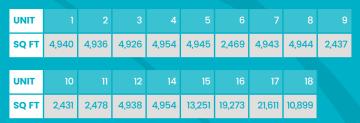
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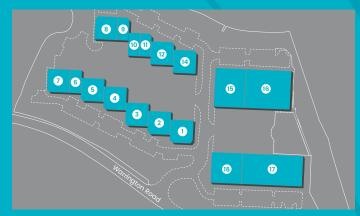
Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

O 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









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

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: I. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Lendlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. **December 2016**.

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