



WHITWORTH COURT

UNIT 15  
PART FIRST FLOOR  
WHITWORTH COURT  
MANOR PARK  
RUNCORN  
WA7 1WA

UNIT 15  
WHITWORTH COURT  
TO LET FOR SALE  
REFURBISHED OFFICE SUITES  
1250 - 5125 SQ FT  
VIEWINGS:  
01925 205060

FULLY REFURBISHED OFFICE BUILDING

UNIT 15

PART FIRST FLOOR

TO LET

1,250 SQ FT

ne North East Commercial  
Property & Business Agents

Roberts  
VainWilshaw  
CHARTERED  
SURVEYORS

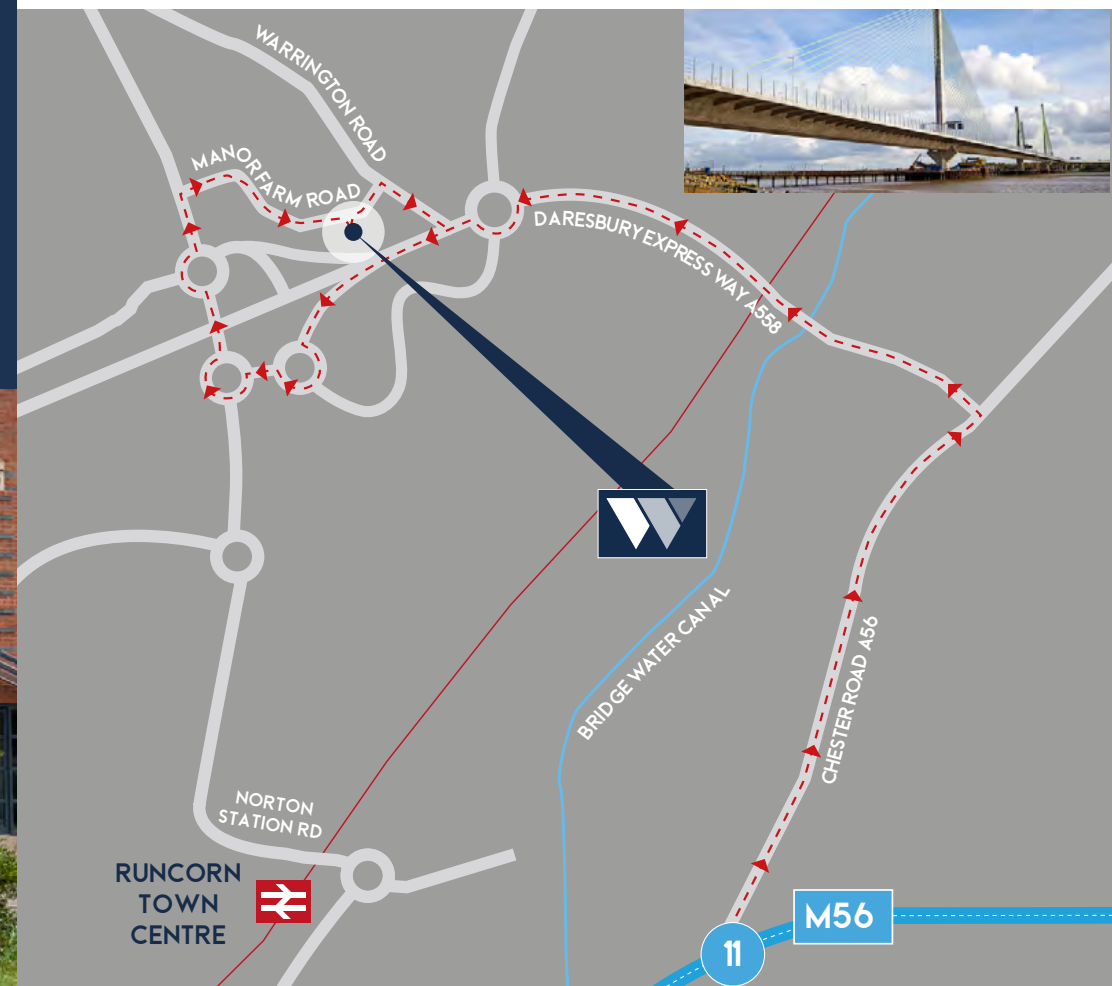
## LOCATION

Whitworth Court is located in the heart of Manor Park within easy reach of Warrington & Runcorn with almost immediate access to the A558 Daresbury Expressway and its excellent links to J11 of the M56 and the national motorway network beyond. The Mersey Gateway Bridge provides easy access to Widnes and Liverpool. This location has excellent access to other major transport routes with Runcorn station providing journeys to London Euston in as little 1hr 45 minutes and both Liverpool & Manchester Airports being within easy reach.

## DESCRIPTION

A detached two storey modern office building that has just undergone extensive refurbishment to bring it up to a modern design and Grade A specification benefiting from;

- New raised access floors and perimeter trunking for maximum flexibility
- Excellent car parking ratio – 5 Spaces
- New suspended ceilings
- External LED lighting
- New energy efficient LED lighting
- Refinished exterior window frames in contemporary colours
- Refitted bathrooms with new shower facility
- New Kitchen





**AVAILABLE FOR  
IMMEDIATE  
OCCUPATION**



## **AVAILABILITY**

Available for immediate occupation

## **DATA & TELECOMS**

Available with a range of tailored data and telecoms solutions to meet your specific requirements

## **ACCOMMODATION**

Part First Floor 1,250 sqft

**TOTAL SIZE** 1.250 sq ft

## **BUSINESS RATES**

Configuration available to ensure you benefit from Small Business Rates Relief - ask for more details

## **VAT**

All charges will be subject to VAT.

## **EPC**

A copy of the EPC is available on request.

## **LEGAL COSTS**

Each part to bear their own legal costs.



WHITWORTH COURT

## VIEWING

By prior appointment through the agents:

JANE MARSHALL

07801 373 974

JOSEPH WILSHAW

07917 647 213

 North East Commercial  
Property & Business Agents

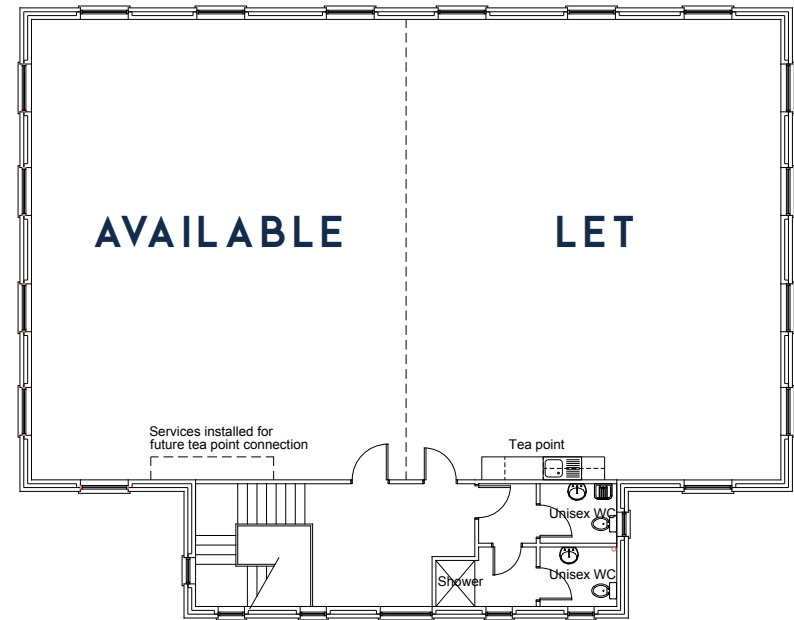
**Roberts  
Vain Wilshaw** CHARTERED  
SURVEYORS

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[www.rvwcs.co.uk](http://www.rvwcs.co.uk)

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## FLOOR PLAN



First Floor plan

