

3,059 - 6,222 SQFT
287.53 - 585.07 SQM
QUALITY FULLY REFURBISHED
GRADE A OFFICE BUILDING

UNIT B PRIORY COURT

To Let/For Sale

UNIT B PRIORY COURT, PRESTON BROOK, RUNCORN WA7 3FR

DESCRIPTION:

A newly refurbished brick built office building offering the following:

- LED light panels
- Raised floors
- New a/c system to provide heating and cooling
- Open plan office spaces
- Shower facility
- Bike racks
- On site parking - 25 parking spaces

ACCOMMODATION:

The space can be let on a floor by floor basis

Ground Floor	3,059 sqft
First Floor	3,163 sqft
TOTAL	6,222 sqft

LEASE TERMS:

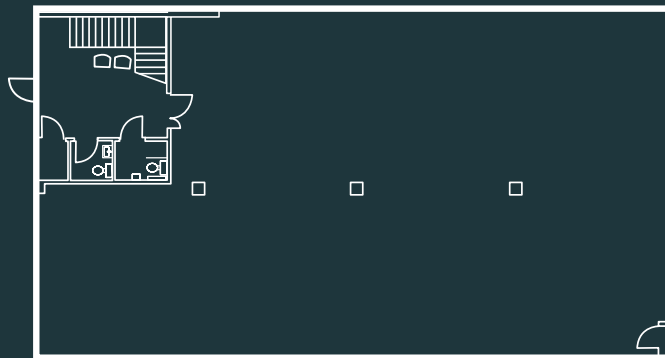
Available on lease terms to be agreed as a self contained building or alternatively the landlord will consider floor by floor lettings. Consideration will also be given to a sale.

FLOOR PLANS:

FIRST FLOOR

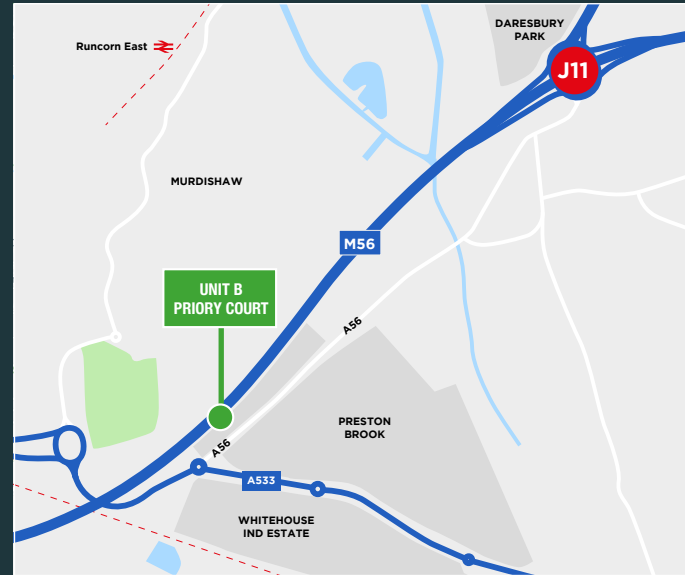


GROUND FLOOR



LOCATION:

The building is located in a prominent position on Priory Court, Preston Brook. The M56 at junction 11 is just over 1 mile away and the opening of the new Mersey Gateway has made Liverpool and the Wirral very accessible. Runcorn East railway station is within walking distance of the building.



EPC

EPC rating B – A copy of the certificate available on request.

VIEWING:

Please contact us for an appointment to view.



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