

# EXPRESSWAY INDUSTRIAL ESTATE, RUNCORN DOCKS ROAD RUNCORN, WA7 4US



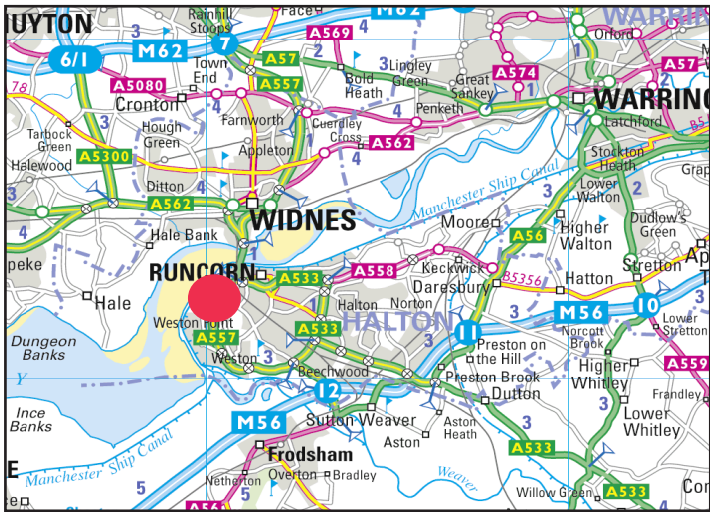
## TO LET

### WORKSHOP / WAREHOUSE UNITS

- \* MODERN UNITS
- \* COMPETITIVE OUTGOINGS
- \* ON-SITE PARKING



# EXPRESSWAY INDUSTRIAL ESTATE, RUNCORN, WA7 4US



## LOCATION

Expressway Industrial Estate is accessed via Runcorn Dock Road which is just off Picow Farm Road. The estate is as busy industrial trading park and is popular with trade counter occupiers. The estate is located close to the Western Point Expressway which provides fast access to the motorway network.

## DESCRIPTION

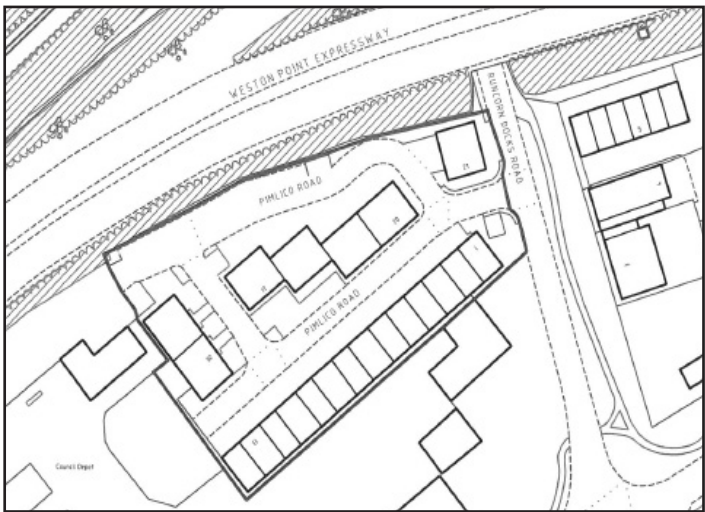
Runcorn Expressway offers a variety of units varying in size and specification. The units generally benefit from:

- \* Roller shutter access
- \* WC Facilities
- \* 3 Phase electricity
- \* High eaves

The estate is a modern self contained multi-let scheme developed in the late 1990's and offers tenants a mixture of both trade counter and traditional industrial accomodation.

## AVAILABILITY

	SIZE (SQ FT)	SIZE (SQ M)	RENT (PER ANNUM)
10	900	83.6	£7,800



## TENURE

The subject units are available to let on an Internal Repairing basis for a minimum term to be agreed.

## SERVICE CHARGE

A nominal service charge will be applied to each of the units to cover the cost of managing the estate.

## BUSINESS RATES

Occupiers will be responsible for the payment of Business Rates if applicable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact:

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Subject to Contract

Details Updated September 2022

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