TO LET

- Workshop / Warehouse Unit
- Modern Unit
- Competitive Outgoings
- On-Site Parking
- 2,000 sq.f.t. (185.8 sq.m.)

Hitchcock Wright & Partners
CHARTERED SURVEYORS

£20,000 per annum



EXPRESSWAY INDUSTRIAL ESTATE, RUNCORN DOCKS ROAD, 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.

BUSINESS RATES

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

AVAILABILITY

UNIT	SIZE (SQ.FT.)	SIZE (SQ.M.)	RENT (PER ANNUM)
Unit 15	2,000	185.8	£20,000

EPC

Unit 15 - Energy Rating: 31B

VAT

All figures quoted are exclusive of but may be subject to VAT.

TENURE

The subject unit is available to let on an Internal Repairing and Insuring 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.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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





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 Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details prepared November 2026



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