

# ARKWRIGHT COURT

**INDUSTRIAL**

Astmoor Industrial Estate, Runcorn, WA7 1NX



## TO LET

WORKSHOP / INDUSTRIAL UNITS

**768- 1,564 SQ FT**

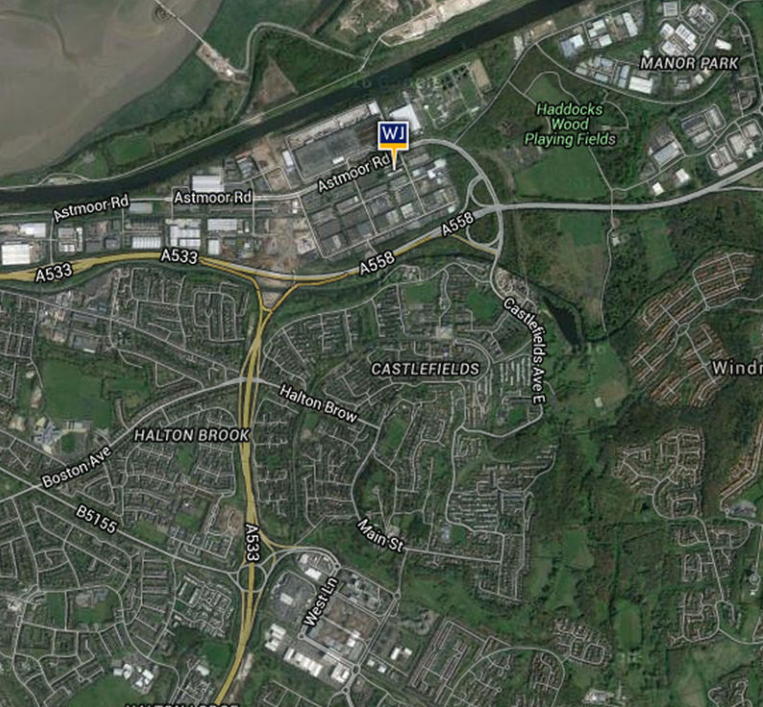
**71.3 - 145.3 SQ M**

- 🌐 Excellent location
- 🌐 Good transport links
- 🌐 Only 1 mile from Runcorn town centre
- 🌐 Forecourt and ample car parking areas
- 🌐 Gated estate
- 🌐 Manually operated up and over sectional doors



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## LOCATION

Arkwright Court is located on the established Astmoor Industrial Estate in Runcorn. Runcorn is situated on the southern bank of the River Mersey, and is directly to the South of Widnes. Warrington is 8 miles away and Liverpool is 16 miles. The estate benefits from excellent transport links with the A533 providing direct access to Junction 12 of the M56 only 10 minutes drive away, and the Mersey tunnel within 5 minutes drive.

Runcorn railway station is on the branch of the West Coast Main Line and provides frequent services to London, Liverpool and Birmingham. Runcorn town centre is approximately a mile away and offers a range of amenities.

# ARKWRIGHT COURT, ASTMOOR INDUSTRIAL ESTATE, RUNCORN



## DESCRIPTION

Arkwright Court extends to 16,940 sq ft comprising of 22 purpose built workshops. The units are arranged around a central forecourt ranging in size from 768 sq ft up to 1,564 sq ft. The estate offers ample car parking and circulation space within a gated site. Each unit has an integral toilet block, personnel door and up and over sectional loading doors.

## SPECIFICATION

- Reinforced concrete floor
- Blockwork walls with monopitch roof clad with profiled metal sheeting
- Three phase electricity supply

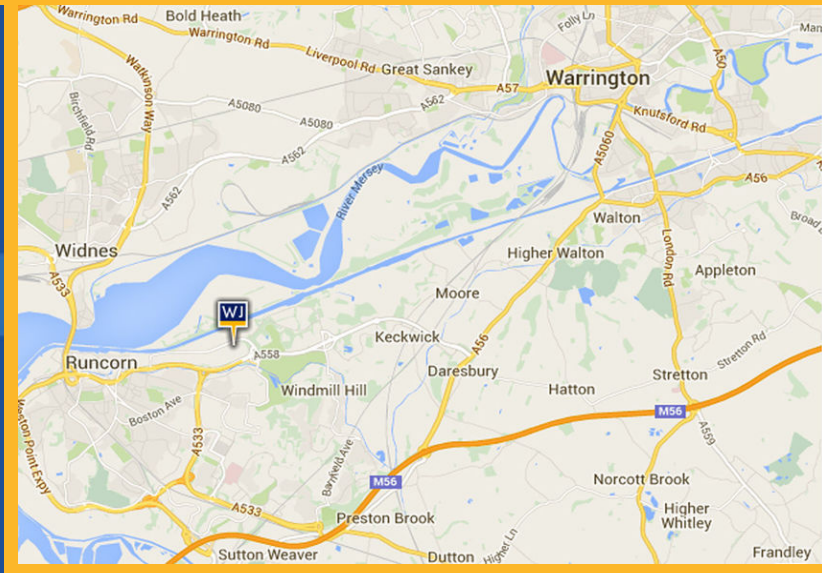
## TERMS

There are a range of flexible leasing options. Please contact us for more details.

Full details of rent and other charges are available upon application. All figures quoted are exclusive of but will be liable for VAT at the prevailing rate.

## EPC

The EPC ratings on the available properties range from C65 - E117. Copies of individual EPC's are available upon request.



## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing please contact Whittle Jones on 01257 238666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk).



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