

# for sale

High Specification Hybrid Unit

590.3 m<sup>2</sup> (6,353 ft<sup>2</sup>)



Unit 1  
Taylors Row  
Halton Road  
Runcorn  
WA7 5QP

- Rare Virtual Freehold
- Yard & Car Park
- 6.5m Eaves Warehouse
- Superior Quality Offices
- Perfect for Owner-Occupiers

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is situated off Halton Road, east of Runcorn Old Town and located approximately 0.5 miles from the A533 expressway, which in turn provides convenient access to both Runcorn Town Centre and the motorway network.

Runcorn benefits from The Silver Jubilee Bridge and the Mersey Gateway Bridge, connecting the town to neighbouring Widnes and the surrounding area.

## Description

We are delighted to offer for sale a high specification modern detached hybrid unit.

The property is situated at the head of a private cul-de-sac, that is shared with the current owner of the neighbouring properties.

Externally there is a yard to the side of the warehouse and a car park to the side of the offices, together with a loading apron and front forecourt.

The property was constructed approximately 15 years ago from high quality materials, supported by a steel portal frame and clad elevations.

Internally, the warehouse is open plan with a concrete floor and a height to eaves of 6.5m. The offices are very high specification and comprise; welcoming reception with landing area above and various size office rooms, together with wc and kitchen facilities throughout. There is a lovely ground floor boardroom and the first floor directors offices are open plan with full height glazed partitioning.

The property will be perfect for owner occupiers and SIPP purchasers, and we expect demand to be extremely high.

## Accommodation

### Gross Internal Area

Warehouse	242.6 m <sup>2</sup>	2,611 ft <sup>2</sup>
Offices Ground	148.3 m <sup>2</sup>	1,596 ft <sup>2</sup>
Offices First	199.4 m <sup>2</sup>	2,146 ft <sup>2</sup>
<b>Total</b>	<b>590.3 M<sup>2</sup></b>	<b>6,353 ft<sup>2</sup></b>

## Services

All mains services are connected.

## Rates

The Rateable Value is currently combined with other premises. However the previous Rateable Value was listed as £35,500.

## Asking Price

£695,000 plus VAT.

## Tenure

Leasehold for a term of 999 years from 29 September 1866.

## VAT

We are advised that VAT is applicable to this property.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

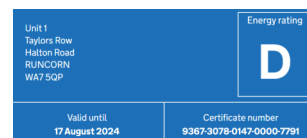
Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Score Band-D**



### E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.