



4 Dalton Court, Astmoor Industrial Estate, Runcorn, WA7 1PU

Quality Business Unit with Offices

Summary

| | |
|-----------------------|---------------------------|
| Tenure | To Let |
| Available Size | 1,317 sq ft / 122.35 sq m |
| Rates Payable | £2,594.80 per annum |
| Rateable Value | £5,200 |
| EPC Rating | Upon enquiry |

Key Points

- Zero Rates for Small Businesses
- Self Contained
- Convenient Location next to Mersey Gateway Bridge
- High Office Content
- Good Specification Fit-Out

Description

A modern mid-terrace business unit incorporating office, workspace and wc facilities to the ground floor. there is full span mezzanine level for additional storage, which is light and airy benefiting from a two section full length glazed roof light.

There is an up and over loading door to the front elevation which incorporates a hinged personnel door and window space to the rear overlooking landscaping towards Arkwright Road.

Location

The property is situated on Astmoor Industrial Estate, to the east of Runcorn Old Town Centre, just off the A533 Express way, which links with Junction 12 of the M56, approximately 3 miles south.

The Mersey gateway Bridge is clearly visible from the property and access to this and the Express way is convenient.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | Availability |
|--------|-------|--------------|
| Ground | 748 | Available |
| 1st | 569 | Available |
| Total | 1,317 | |

Rates

Rateable Value: £5,200
Small Business Payable: Nil.

Lease Terms

The property is available on a new tenants Full Repairing and Insuring basis for a flexible term.

Legal Costs

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

Rental

£12,000 Per Annum

Services

Electric, gas, water and drainage are connected

VAT

We are advised VAT is not applicable.



Viewing & Further Information



Alex Perry
01925 414909
aperry@morganwilliams.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 20/05/2025