



Building 4, Evolution Park, Manor Park, Runcorn, WA7 1HR

Detached Office Building with Large Car Park

Summary

Tenure	To Let
Available Size	5,084 to 10,279 sq ft / 472.32 to 954.95 sq m
Rent	£45,000 - £90,000 per annum
Business Rates	Upon Enquiry
EPC Rating	C

Key Points

- 64 Car Parking Spaces
- Potential to Split Floor by Floor
- Good Mix of Open Plan and Cellular
- Convenient and Accessible Location
- Rent under £9 psf

Location

Evolution Park is situated on Manor Farm Road, forming part of the well established Manor Park Business Park, situated between Runcorn and Warrington.

Evolution Park benefits from excellent communication links being close to the M56, which links North Wales and Cheshire to the M6 and Manchester.

Runcorn train station is located approximately 2 miles from and both Manchester and Liverpool John Lennon Airports are within easy reach.

Description

JUST £8.85 PSF!

We are delighted to bring to the rental market a detached office building that is arranged over 2 floors.

The property is an imposing brick built structure with dual entrances and plenty of windows, providing a high level of natural light.

It benefits from a large private parking area, with a ratio of 1 space per 160 ft of office. The car park would also lend itself well to external storage, should it be required.

Internally the ground floor comprises a mixture of open plan and cellular offices, together with a large reception and fitted kitchen with break out area.

The first floor is open plan and surrounds the central core.

High quality wc facilities are provided throughout.

Existing furniture is also included and a light refurbishment can be carried out by the Landlord, making it ready for immediate occupation.

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a negotiable term.

Rental

£90,000 per annum plus VAT, which equates to just under £8.76 psf.

Services

Mains electricity, water, gas and drainage are connected.

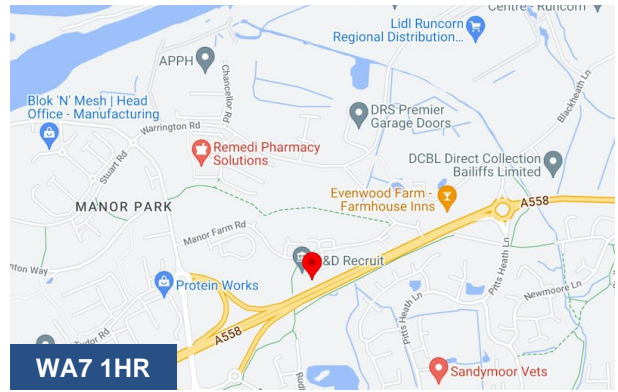
Air conditioning is also installed.

VAT

We are advised that VAT is applicable to the property.

Legal Costs

Each party are responsible for their own legal costs incurred in the transaction.



Viewing & Further Information



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