

Industrial

# UNIT 5 | BERKELEY COURT

Warrington Road, Runcorn, WA7 1TQ

## UNIT 5 | 4,929 SQ FT

### Industrial Unit

Currently under refurbishment, this unit is located within a Landscaped estate, with 5+m eaves. Located in a prime industrial location midway between Warrington and Runcorn, 2 miles from J11 M56.

Lease Type	New
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### Unit Summary

- Roof Lights
- Flexible Space
- 24 Hour Access
- Premier Industrial Location
- Car Parking
- WC Facilities

### Occupational Costs

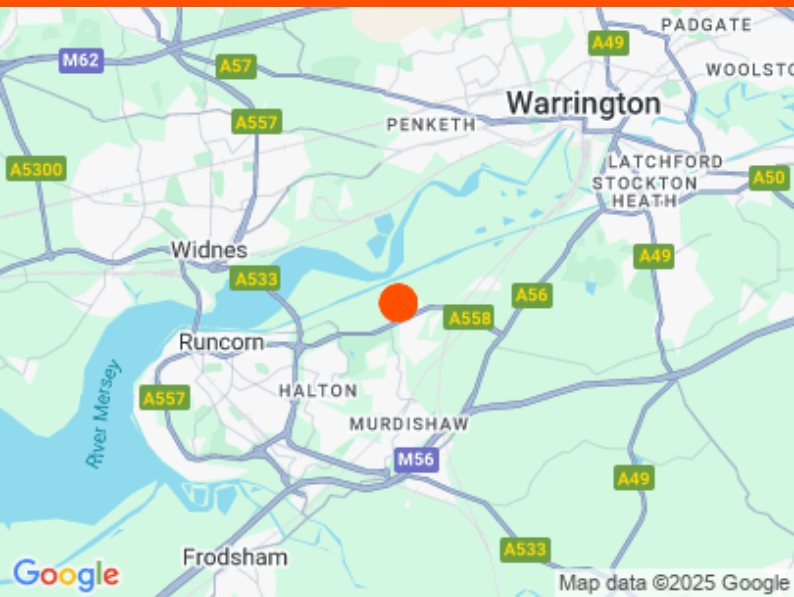
	Per Annum	Per Sq Ft
Rent	£42,800.00	£8.68
Rates	£13,098.75	£2.66
Maintenance Charge	£6,407.70	£1.30
Insurance	£986.00	£0.20
<b>Total Cost</b>	<b>£63,292.45</b>	<b>£12.84</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

The estate is located in Manor Park, a 300-acre office and industrial park adjacent to the A558 which provides easy access to Junctions 11 & 12 of the M56.



Road  
M56 - 3.6 miles M6 - 9.7 miles M62 - 9 miles



Airport  
Manchester Airport - 20 miles Liverpool John Lennon Airport - 10 miles



Rail  
Runcorn East - 2.4 miles Runcorn - 3.4 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (80)



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## Key Contact



**Hannah Webster**  
Customer Engagement Manager

"Hannah joined Indurent in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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For more info please visit: [unit.info/U4P0400165](https://unit.info/U4P0400165)

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