/INDURENT

Industrial

UNIT 2 | JENSEN COURT

Jenson Court, Runcorn, WA7 1SQ

UNIT 2 | 3,895 SQ FT

Unit 2 offers 3,895 sq ft of modern industrial accommodation

Unit 2 offers 3,895 sq ft of modern industrial accommodation, arranged to provide flexible workspace suitable for B2 or B8 uses. The unit benefits from electric loading access, integrated offices and an efficient internal configuration within a well maintained estate environment.
The unit forms part of Jensen Court, located on the established Astmoor Industrial Estate with strong transport links via the A533 and rapid access to M56 Junctions 11 and 12, supporting regional distribution and commuting.

Lease Type	New



Unit Summary

- Local Amenities
- Modern Industrial Space
- Office Accommodation
- Premier Industrial Location
- Close to Transport
- Yard Space

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£36,029.00	£9.25
Rates	Not specified	Not specified
Maintenance Charge	£5,063.50	£1.30
Insurance	£779.00	£0.20
Total Cost	£41,871.50	£10.75

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.

For more info please visit: unit.info/U6P0100054

+44(0) 808 169 7554

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Location

Located with immediate access to the A533 Bridgewater Expressway, and just 3 miles from Junctions 11 and 12 of the M56, Jensen Court offers excellent connectivity to Liverpool, Manchester, and the wider UK logistics network.

Road
M56: 3 miles

Airport
Liverpool John Lennon Airport: 13 miles

Rail
Runcorn Station: 2 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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (75)

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Key Contact

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"Please drop Becca 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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