

TO LET/FOR SALE
PRELIMINARY DETAILS
UNIT A PRIORY COURT
CHESTER ROAD
PRESTON BROOK
WA7 3FR



4,162 sq ft to 8,248 sq ft

SELF CONTAINED OFFICE BUILDING WITH EXCELLENT PARKING

Location

The property is located within easy proximity of junction 11 of the M56 on a purpose-built business park located approx. 3 miles from Runcorn town centre. Runcorn East railway station is within walking distance.

Description

A stand-alone office building arranged on ground and first floor. The building has not been refurbished and can be sold in its existing condition or refurbished to an occupiers exact requirements which are likely to include :-

- LED Light panels
- New air conditioning to provide heating and cooling
- Open plan office space
- New carpets
- Shower facilities
- 37 car parking spaces

Accommodation

Ground floor 4,162 sq ft

First floor 4,086 sq ft

Terms

The property is available either for sale in its existing condition or will be refurbished by the landlord

Rates

Business rates will be payable to the local authority

EPC

A copy of EPC is available on request

Legal Costs

Each party to bear their own legal costs

Viewing

Please call Jane Marshall on 01925 205060/07801 373974 for an appointment to view