

TO LET

6,381 SQ.FT | 593 SQ.M.

Trade Counter / Industrial Unit

Unit 19-20 Astmoor Industrial Estate

Arkwrigth Road, Runcorn, WA7 1NU

SANDYFORD PROPERTIES
WORKSPACE SOLUTIONS



Description

The property comprises a concrete frame construction with integral office accommodation with an open plan warehouse. The property benefits from a large fenced yard. The properties comprises a specification as follows: three phased power, electric roller shutter doors and minimum eaves heights of 4.6 meters.

The property is available from December 2026.

Location

The property is situated on the well-established Astmoor Industrial Estate, comprising approximately 2.3m sq. ft. of primarily industrial accommodation, across 195 acres. The industrial area is served by the A558 (Daresbury Expressway) providing quick and easy access to both J11 and J12 of the M56 motorway. Furthermore, Astmoor is only 2 miles from the 3MG Mersey Multimodal Gateway hub for rail, road and sea logistics. The property is situated in a prominent position, just off Astmoor Road, the main arterial route through Astmoor Industrial Estate.

Nearby occupiers include: Halton Council, Howdens, Ineos, Kawneer (UK), Tesco Distribution and Warburton's.

Tenure

A new full repairing and insuring lease is available on terms to be agreed.

Accommodation

Warehouse –6,381 SQ.FT | 593 SQ.M.

External yard – 6,963 SQ.FT | 647 SQ.M.

Planning

This property falls under use Class B1, B2 and B8 of the Town and Country Planning (Use Classes) Act 2020. We recommend all interested parties satisfy themselves that their proposed use is authorised.

Minimum eaves height of 4.6 meters

Concrete frame construction

Secure yard

3 phased power supply



ASTMOOR BID

Business Improvement Districts or BIDs are a partnership between local authorities and local businesses to provide additional services or improvements to a specific area, funded by an additional levy to the non-domestic rates. The Astmoor BID is implementing a range of projects focusing on increasing business security, preventing crime, image enhancement measures across the estate and providing a range of support functions that will benefit all businesses. More information is available from Laki Singh at Halton Borough Council who is contactable by Tel: +44 (0)151 511 8709 or by email laki.singh@halton.gov.uk

Rent

£58,500 per annum.

Service charge

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent and this is currently £1,595.25 (£0.25 per sq. ft.) per annum plus VAT. Further details are available upon request.

Energy performance certificate

Rating – C '71'

Services

All services are believed to be connected to the property but have not been tested. Interested parties should make their own enquiries to relevant statutory authorities

Business rates

The current ratable value (1 April 2026 to present) is £33,250. Interested parties should make their own enquiries to the local authority.

Legal costs

Each party is responsible for its own legal and professional costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT which is applicable.

Money laundering

We are required to undertake identification checks of all parties leasing and purchasing property.





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