

# Seymour Court Runcorn

Available to Let  
Warehouse  
3,265 - 8,699 sq ft

5 m eaves height



LED Lighting



Electric roller shutters



High quality offices



Newly Refurbished



# Seymour Court

Manor Park Runcorn WA71SY



## Description

Seymour Court provides 3 terraces of light industrial space which have been finished to a high standard.

The available units are newly refurbished and are of steel portal frame construction. All units benefit from good quality office accommodation, rear yard and full height loading door. Manor Park is an established business park covering over 300 acres offering office and industrial accommodation.

## Location

The site fronts the A558 Daresbury Expressway and is accessed via Manor Park Avenue. The park benefits from access to Junction 10 of the M56 motorway via the A56 to Warrington, and Junction 7 of the M62 via the A557.

Runcorn is strategically located approximately 30 miles to the south west of Manchester, 20 miles to the south east of Liverpool. Liverpool John Lennon Airport is located 11 miles to the west and Manchester International Airport is 21 miles to the east.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

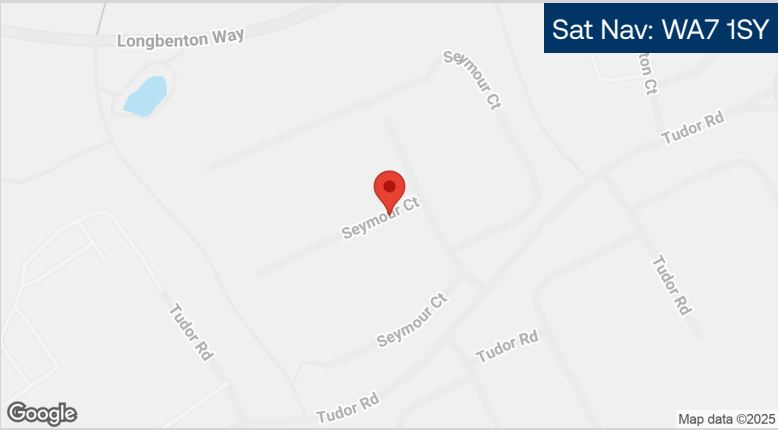
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 10	Warehouse	5,434	Under offer	£7,029 PCM
Unit 14	Warehouse	3,265	Under offer	£2,585 PCM
Total		8,699		

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