



FOR SALE - Part Income Producing Industrial Units

Units 1, 2, 3 and 5 Taylors Row, Runcorn, WA7 5QP

Modern industrial units totalling 14,296 sq ft (1,328.31 sq m)

Site Area 0.69 acres (0.28 ha)

LegatOwen
INVESTMENT

Investment Summary

- Industrial units extending to a total GIA of 14,296 sq ft (1328 sq m).
- Part income producing (£40,000 per annum plus VAT) Contraflor Ltd will simultaneously enter into a lease on units 3 & 5.
- Estimated Rental value when fully let of £129,000, representing a NIY, upon letting, of 8.69%.
- Offers sought in region of £1.5m (£105 per sq ft).
- Freehold / long leasehold (999 years)
- Generous on site parking and well specified units offering a range of accommodation.



Description

The property comprises of four modern, high specification industrial units and benefits from:

- Secure yard and car park
- Offices and welfare
- Electric roller shutter loading doors
- Fully insulated cladding to roof and elevation
- Intermittent roof lights
- 6.5m clear eaves
- 3 phase power and mains gas supply
- CCTV and separate alarms

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

Unit 1	GIA sqm	GIA sqft	Comments
Total	607.55	6,539	Including two storeys of well apportioned offices
Unit 2	GIA sqm	GIA sqft	Comments
Total	206.56	2,223	Offices and welfare
Unit 3	GIA sqm	GIA sqft	Comments
Total	298.08	3,208	Well specified offices and welfare
Unit 5	GIA sqm	GIA sqft	Comments
Total	216.12	2,326	Offices and welfare
All Units	GIA sqm	GIA sqft	
Total	1328.31	14,296	

Total Site Area: 0.69 acres (0.28 ha)



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Leaseback

The property is available freehold.

- Contraflor Ltd will simultaneously enter into a Lease on Units 3 & 5
- 6 year Lease
- FRI subject to a Schedule of Condition.
- Rent passing £40,000 pa plus VAT (£7.37 per sq ft)

Price/Proposal

Offers in the region of £1.5m.

Summary

Unit No.	Area	ERV	EPC	Notes
Unit 1	6,539	£65,000	C	Vacant
Unit 2	2,326	£24,000	C	Vacant
Unit 3	3,208	£40,000	D	6 Year Lease from completion
Unit 5	2,223		C	
Total	14,296	£129,000	(£9.02)	

Tenure

The property is held under a number of titles and is a mix of freehold and long leasehold (999 years).

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



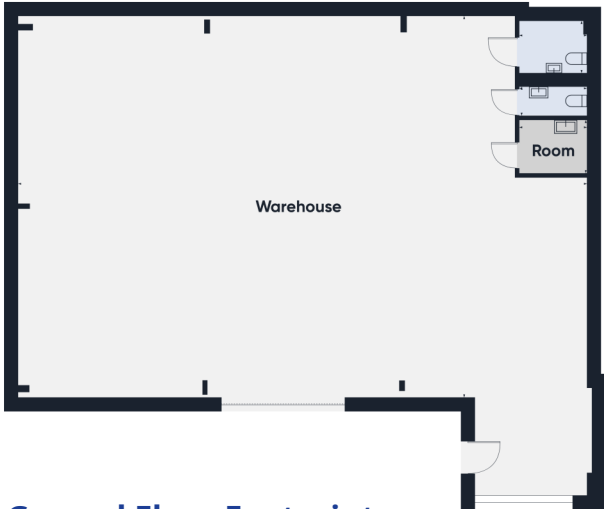




Unit 1 Offices and Meeting Room

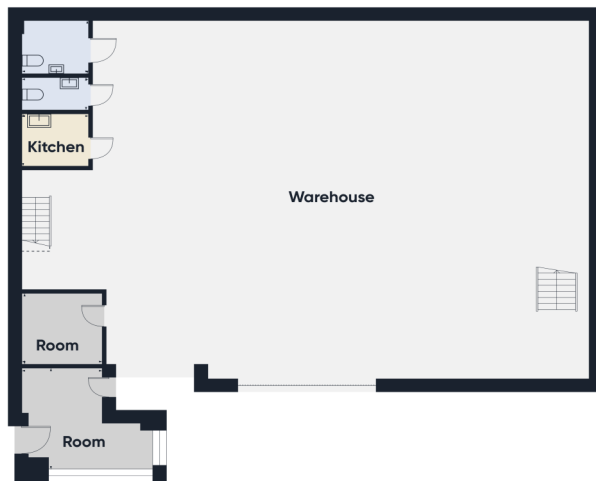


Unit 2

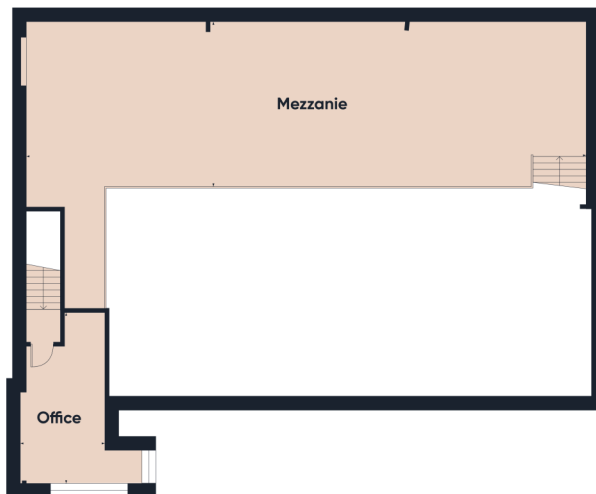


Ground Floor Footprint

Unit 3

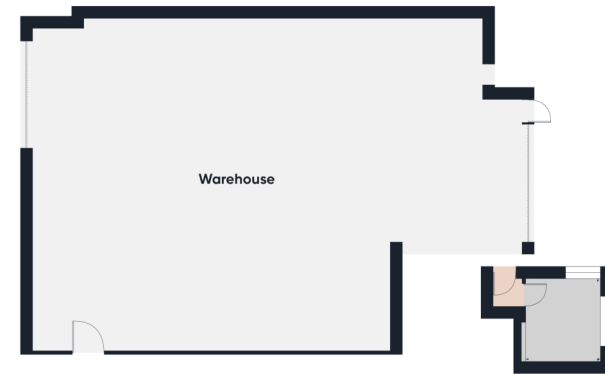


Ground Floor Footprint Industrial / Office



First Floor Mezzanine and Office

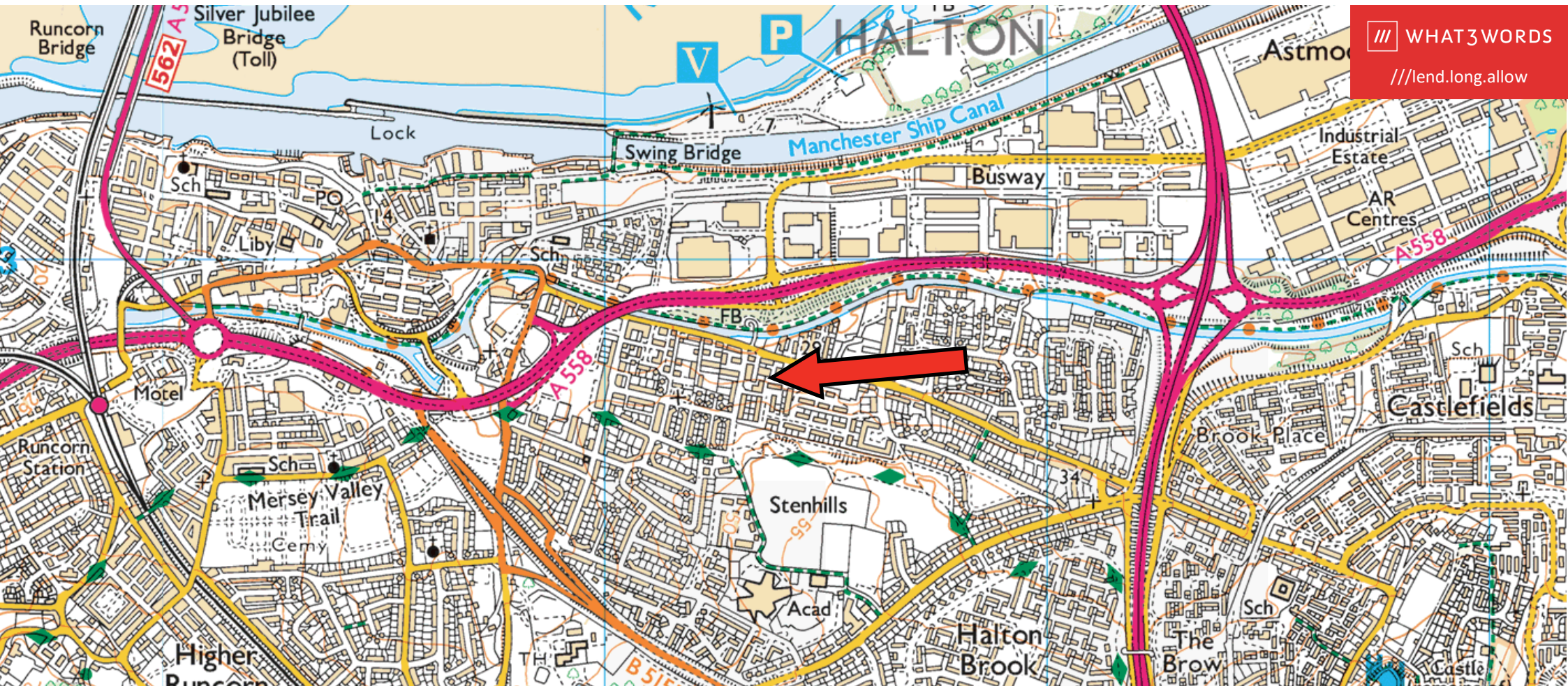
Unit 5



**Ground Floor Footprint
Industrial and Small Offices**

Location

The property is situated just off Halton Road, approximately 0.5 miles from the A533, offering convenient access to the local and regional road network. The site benefits from excellent connectivity, with both the Mersey Gateway Bridge and the Silver Jubilee Toll Bridge located nearby. These key crossings provide swift and efficient links to surrounding areas, including Runcorn, Widnes, Liverpool, and beyond, making the location highly accessible for a range of commercial or logistical uses.



Proposal

**A sale of the premises as a whole, subject to leaseback of Units 3 and 5 on a 6 year lease at a rent of £40,000 per annum, and vacant possession of Units 1 and 3.
Price £1,500,000.**



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DATE PREPARED: JULY 2025



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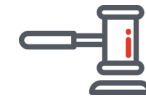
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