

# TO LET / FOR SALE

15,188.97 sq ft (1,411.10 sq m)  
on a site area of c. 0.659 acres

- Well established industrial location
- Excellent communications
- Competitive terms
- Currently under refurbishment

A533



## PRELIMINARY DETAILS

### Units 16-18, Aston Fields Court

Whitehouse Industrial Estate

Runcorn

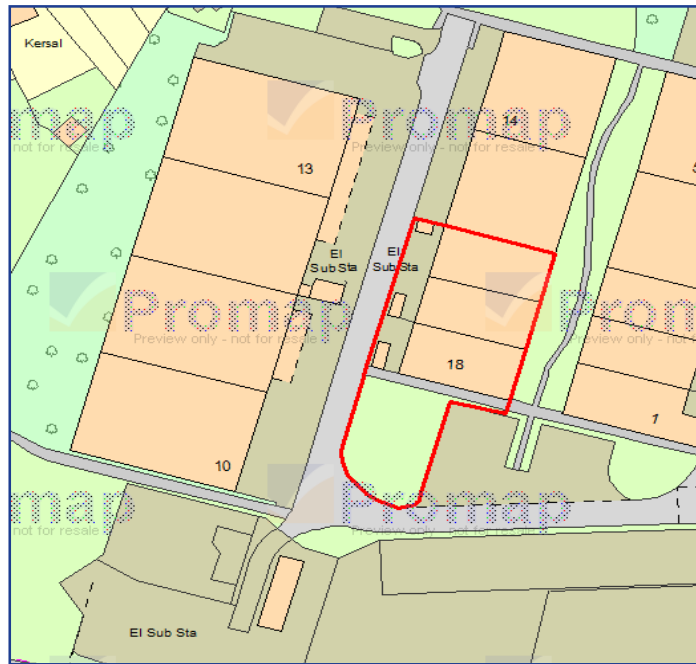
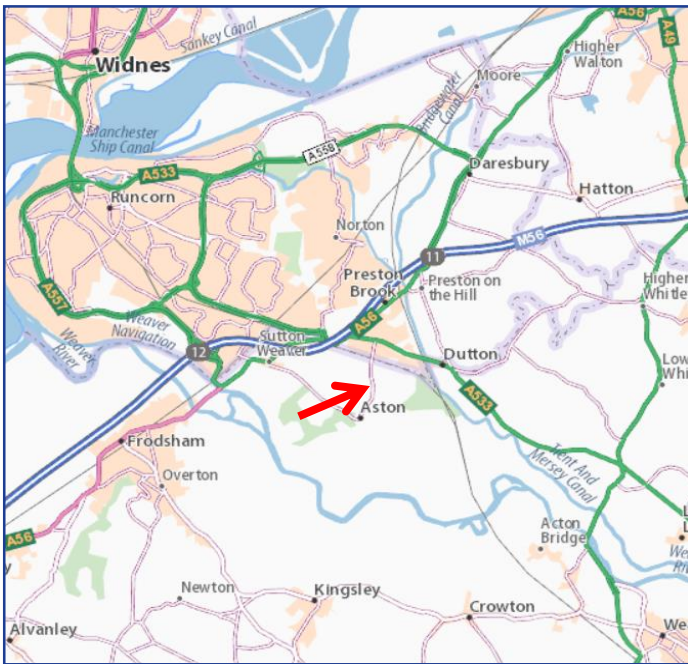
Cheshire

WA7 3DL

**dh** DAVIES HARRISON  
REAL ESTATE

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**LOCATION**

The property is located on Aston Fields Road which can be found on the well established Whitehouse Industrial Estate, and can be accessed via the A56 Chester Road, this in turn leads directly to J11 M56 within 1 mile.

Current occupiers on Whitehouse Industrial Estate include Wincanton, Guinness, Fibreforce, Downton Transport Limited, Dormex Limited, ReAgent, Cash Generator, Napier Brown Foods, JFB Cores and Freight First.

Runcorn is a successful and prosperous town and is recognised as one of the main industrial locations in Cheshire.

**DESCRIPTION**

The property is located in a terrace of industrial units and provides the following specification:

- Blockwork walls with a steel truss roof construction
- Full height cladded elevations externally and blockwork walls internally to approximately 2m
- Working headroom of 4.89m to 5.15m
- Sodium lighting
- 3 phase power supply
- Access via electronically operated roller shutter doors
- Fully alarmed
- External service yard / car parking

**PLANNING**

The property is located on a well established industrial estate.

**RATES**

The premises are described as “Workshop and Premises” and have a current Rateable Value of £60,500.

**ACCOMMODATION**

The premises have the following gross internal areas:

	Sq ft	Sq m
<b>Ground Floor</b>		
Warehouse	12,999.81	1,207.72
Office	1,098.69	102.07
<b>First Floor</b>		
Offices	1,090.47	101.31
<b>Total</b>	<b>15,188.97</b>	<b>1,411.10</b>

**TERMS**

The premises are available to lease, terms to be agreed. Consideration may be given to a freehold sale.

**RENTAL**

Upon application.

**VAT**

VAT will be charged where applicable at the prevailing rate.

**FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT**

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