

# TO LET

0.65 acres (0.26 hectares)

- Established industrial location
- 1.5 miles from Junction 11 M56 Motorway
- Suitable for a variety of uses
- Fully secured yard and compound



Fully secured yard / car park

**Aston Fields Road**  
Whitehouse Vale Business Park  
Preston Brook  
Runcorn  
WA7 3DL

**dh** **DAVIES HARRISON**  
REAL ESTATE  
**0161 236 9999**  
[www.daviesharrison.com](http://www.daviesharrison.com)

## LOCATION

The site is situated on Aston Fields Road within the established Whitehouse Vale Industrial Estate.

Aston Fields Road lies within 1.5 miles of Junction 11 of the M56 Motorway via the A533 and A56.

The M56 / M6 motorway intersection is approximately 6 miles to the north east providing direct access to the national motorway network.

## DESCRIPTION

Comprising a tarmacadam level site it could be suitable for the following uses:

- Ideal for Lorry park
- Plant and machinery / container storage
- Car parking
- Secure compound

## ACCOMMODATION

The site measures circa 0.65 acres (0.26 hectares).

## RATEABLE VALUE

The tenant may be required to pay business rates depending on the end use of the site.

Interested parties should make their own enquiries with the Local Rating Department.

## PLANNING

The site is located within an established industrial estate and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the local Planning Department.

## TERMS

The site is available by way of a new full repairing and insuring lease for a term to be agreed.

## RENTAL

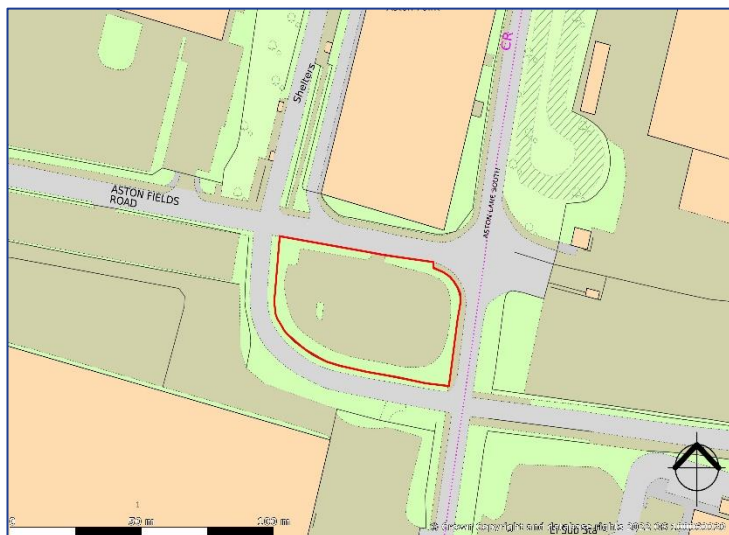
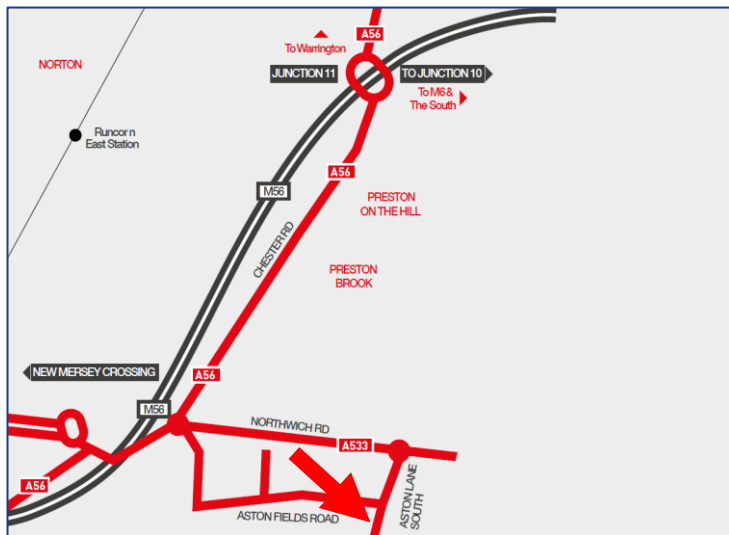
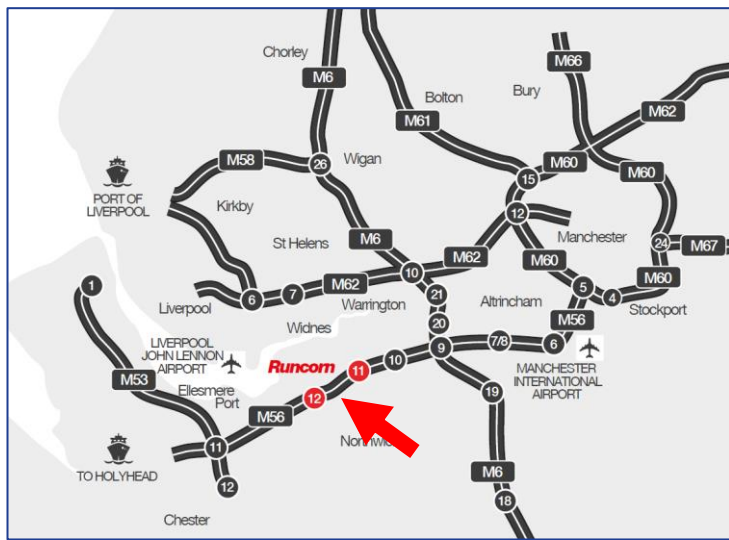
Upon application.

## VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.



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

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