

PEMBROKE COURT

MANOR PARK, RUNCORN WA7 1TG



TO LET

RECENTLY REFURBISHED MODERN INDUSTRIAL/WAREHOUSE UNITS
UNIT 4 & UNIT 5, 16,690 SQ FT - 40,062 SQ FT





LOCATION

Pembroke Court is located within Manor Park one of the regions most successful and fastest growing business parks strategically located between Runcorn and Warrington.

Manor Park benefits from excellent communication links being within close proximity to the A558 Daresbury Expressway which in turn provides access to the M56 motorway at Junction 11 less than 2 miles to the south. The new Mersey Gateway Bridge is less than 2 miles to the west and provides a new six lane toll bridge between Runcorn and Widnes further improving connectivity for the region. Major occupiers in the area include **Warburtons, UK Mail, Rehau, Eddie Stobart, Heroux Devtek, Lidl and Fresenius Kabi.**



TRAVEL TIMES

Junction 11 M56	10 mins	Manchester Airport	25 mins
Runcorn Train Station	10 mins	Chester	31 mins
Liverpool Airport	19 mins	Liverpool	37 mins
		Manchester	43 mins

DESCRIPTION

Pembroke Court comprises a modern industrial estate of 8 units in 3 terrace blocks arranged around a shared central service yard surrounded by well-maintained mature landscaping. Units 4 & 5 have been fully refurbished to a high standard to include a new roof and benefit from the following specification:

- STEEL PORTAL FRAME CONSTRUCTION
- 5.4M EAVES
- TWO ELECTRONIC LOADING DOORS (PER UNIT)
- WAREHOUSE LIGHTING & HEATING
- 3 PHASE POWER SUPPLY
- GAS CENTRAL HEATING
- GLAZED ENTRANCE/RECEPTION WITH INTEGRAL TWO STOREY OFFICES
- DEDICATED YARD & AREA
- AVAILABLE SEPARATELY OR AS A WHOLE

ACCOMMODATION

	SQ FT	SQ M
UNIT 4	16,689	1,550.5
UNIT 5	23,373	2,171.4
TOTAL	40,062	3,721.9

TENURE

The premises are available on new repairing and insuring leases on terms to be agreed.

RENT

Upon application.

EPC

A full copy of the EPC is available upon request.

VIEWINGS

Strictly via appointment with the joint agents:



PAUL THORNE

ANTHONY MELLOR



PHIL MORLEY

TONY O'KEEFE

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Designed by i-brochure, February 2019