

Four Abbots Park

Runcorn, Cheshire, WA7 3GH

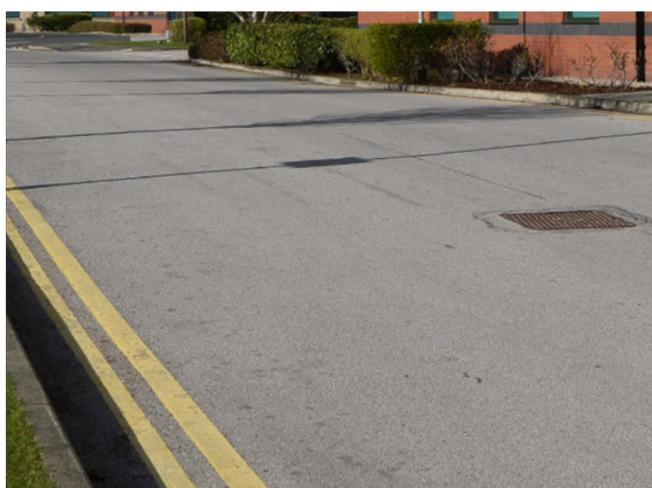


To Let

Quality Refurbished Office Accommodation

With 39 Dedicated Car Spaces

3,985 - 8,108 sq.ft.



Description

Abbots Park is a high quality Business Park on a six acre site, occupying a prominent position on the A56 Chester Road.

Building 4 Abbots Park is a highly specified office over two floors benefitting the following features:

- Recent comprehensive refurbishment
- Full access raised floors with integrated power and data boxes
- Suspended ceilings
- Energy efficient LED light panels on a PIR system
- New air conditioning system for heating and cooling
- Feature glazed reception
- Male, Female and Disabled WC facilities
- Shower facilities and bicycle parking
- Dedicated car parking facility (39 car spaces/ 1 space per 207 sq ft)



Location

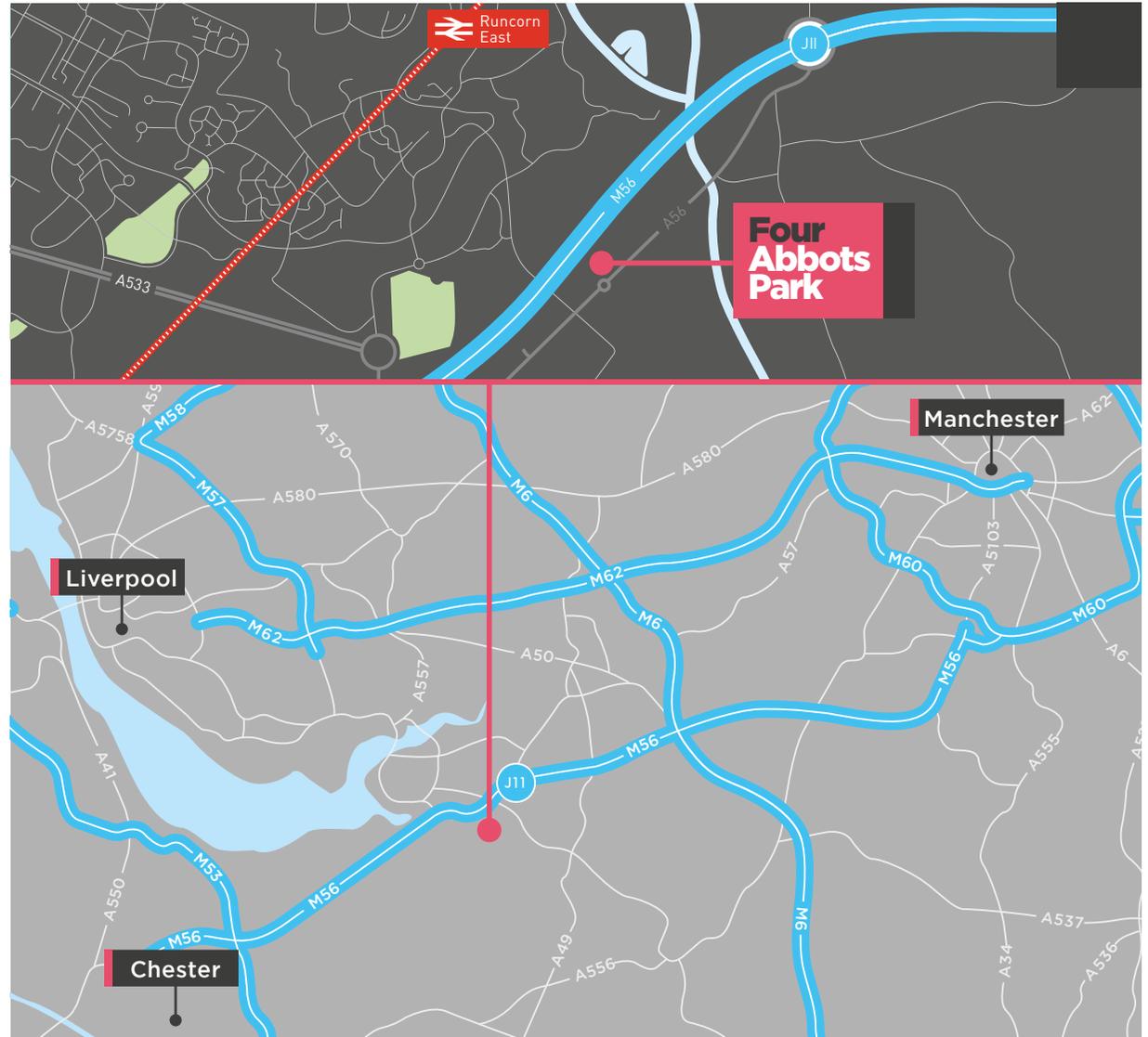
Preston Brook is ideally situated approximately 0.6 miles from Junction 11 of the M56 motorway, which links Liverpool with Manchester.

Further direct links to the national motorway network with Junction 20 of the M6, six miles to the east and immediate access to major centres including Manchester and Chester (20 miles), Liverpool (15 miles) and Warrington (4 miles).

Direct motorway access to Manchester airport, 17 miles east on the M56 and to John Lennon Airport at Speke, via the A533.

Local amenities include a Beefeater Pub Restaurant, Spar, Premier Inn, Daresbury Park Hotel & Leisure Club and Co-Operative Food Store. With its excellent communication links and local amenities, the locality has proved popular with occupiers including Teva Pharmaceuticals, Phoenix Medical Services, O2 and Capita Projen amongst others.

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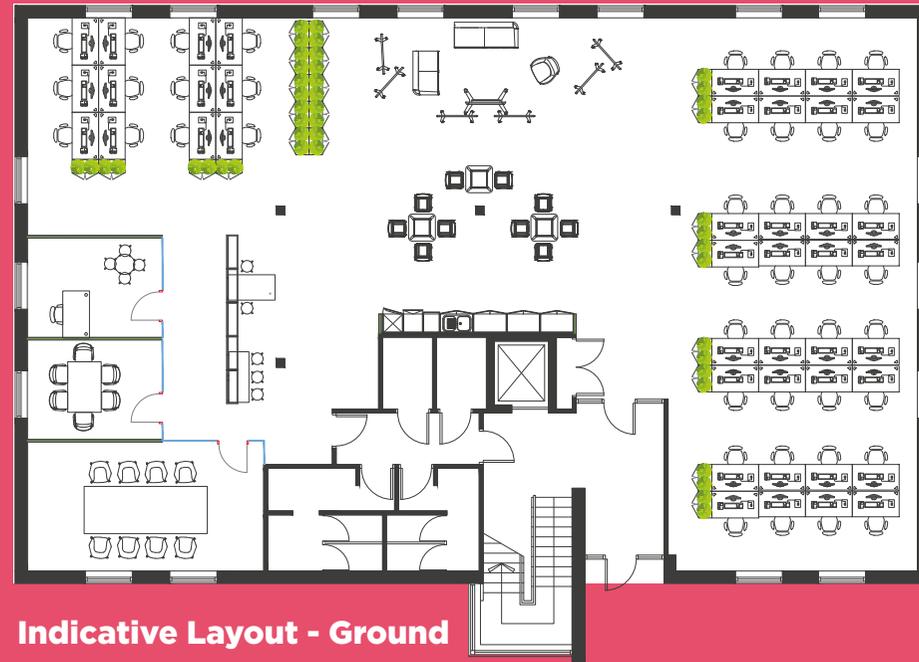
Floor Plans

Unit 4 has a net internal area of 8,108 sq ft, comprised over two floors:

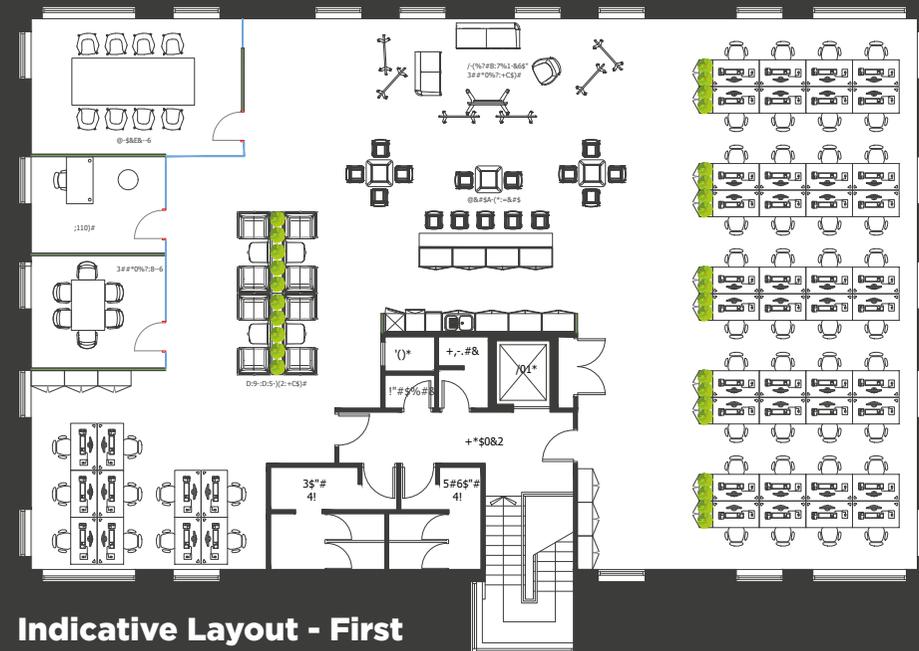
Ground	3,985 sq ft
First	4,123 sq ft
Total	8,108 sq ft

The unit benefits from 39 car parking spaces (ratio of 1:207 sq ft).

The building is suitable for lettings on a floor by floor basis or as a whole. Bespoke space planning available upon request.

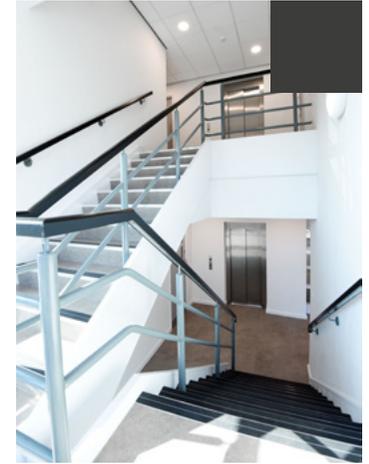


Indicative Layout - Ground



Indicative Layout - First

Gallery



Further Information

RENT

The property is available to rent at £15.75 per sq ft.

BUSINESS RATES

The property currently has a rateable value of £84,500.

Business rates payable for 2019/2020 are estimated to be around £42,588 (£5.25 per sq ft).

TERMS

The premises are immediately available by way of a new full repairing and insuring lease.

The unit is available to lease on a floor by floor basis, offering floorplate options from 3,985 sq ft.

EPC

More energy efficient



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