

To Let

Evolution Park, Manor Park, Runcorn, WA7 1HR
1,488 to 13,958 sq ft



Location

Evolution Park is situated on Manor Farm Road forming part of the Manor Park Business Park, an established business location between Runcorn and Warrington. Manor Park benefits from excellent road communications being close to the M56 which links North Wales, Chester and Cheshire to the M6 and Manchester. The park lies 12 miles East of Liverpool and 7 miles West of Warrington. The Runcorn Widnes Bridge is also in close proximity providing ease of access to Liverpool and the M57 and M62 motorways. Runcorn Train Station is located approximately 2 miles from the scheme and provides direct access to London and all other UK mainline stations.

Specification

- Modern, open plan office space
- Fully refurbished
- Exposed soffits with suspended LED lighting
- Gas central heating
- Suspended cable trays
- New WCs and showers
- Cycle hub
- Dedicated onsite parking to a ratio of approximately 1:200 sq ft

Accommodation

Description	Size
1st Floor - Unit 1	1,839 sq ft
Ground Floor - Unit 3	2,108 sq ft
1st Floor - Unit 3	2,327 sq ft
Ground Floor - Unit 2	2,895 sq ft
1st A - Unit 2	1,488 sq ft
1st B - Unit 2	1,675 sq ft

EPC

This property has been graded as Property graded as C-C (Unit 1 - 67(C); Unit 2 - 74(C); Unit 3 - 65(C)).

Rent

£10.00 per sq ft
exclusive of rates, service charge and VAT (if applicable).

Business Rates

Rates payable: £4.82 per sq ft

Service Charge

£5.04 per sq ft



Contacts

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