



TO LET/FOR SALE

DETACHED PAVILION STYLE OFFICES

Unit 15, Daresbury Court, Evenwood Close, Manor Park, Runcorn WA7 1LZ

- Fully Refurbished
- From 1,750 sq ft to 3,500 sq ft
- Generous car parking provision
- Mature woodland setting



Unit 15 Daresbury Court
Evenwood Close
Manor Park
Runcorn WA7 1LZ

Location

Daresbury Court is situated just off the A558 Daresbury Expressway which provides speedy access to M56 (Junction 11) and the Mersey Gateway Bridge. Runcorn is approximately 2 miles away with its excellent intercity rail links to London and nationally Liverpool John Lennon Airport is in easy reach.

Description

Daresbury Court comprises a development of modern office units situated within an attractive landscape setting.

Unit 15 comprises of a semi-detached building which is arranged over ground and first floors and has been refurbished as follows:

- Full height glazed entrance area
- Raised carpeted floors with integral power and communication sockets
- Suspended ceilings incorporating recessed LED lighting
- Central heating
- Double glazing
- Male and female wc's and disabled wc's
- Generous parking

Accommodation

We calculate that the property comprises the following approx. areas:

UNIT 15	Sq Ft	Sq M
Ground Floor	1,750	162.6
First Floor	1,750	162.6
TOTAL	3,500	325.6

On site car parking is allocated to unit 15. Ratio to be confirmed.

Terms

The premises are available by way of a new lease on terms to be agreed.

Alternatively, consideration will be given to a sale of the freehold interest in the property.

Consideration will be given to a sale or letting on a floor by floor basis.

Rates

We understand that the property is currently assessed for rates as follows:

Rateable Value	£33,000
Rates Payable 23/24	£16,467

Interested parties are advised to make their own enquiries with the Local Authority

EPC

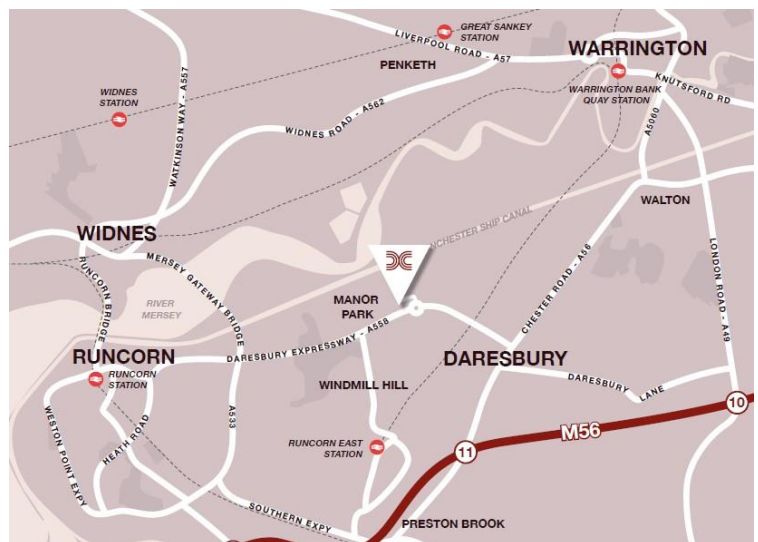
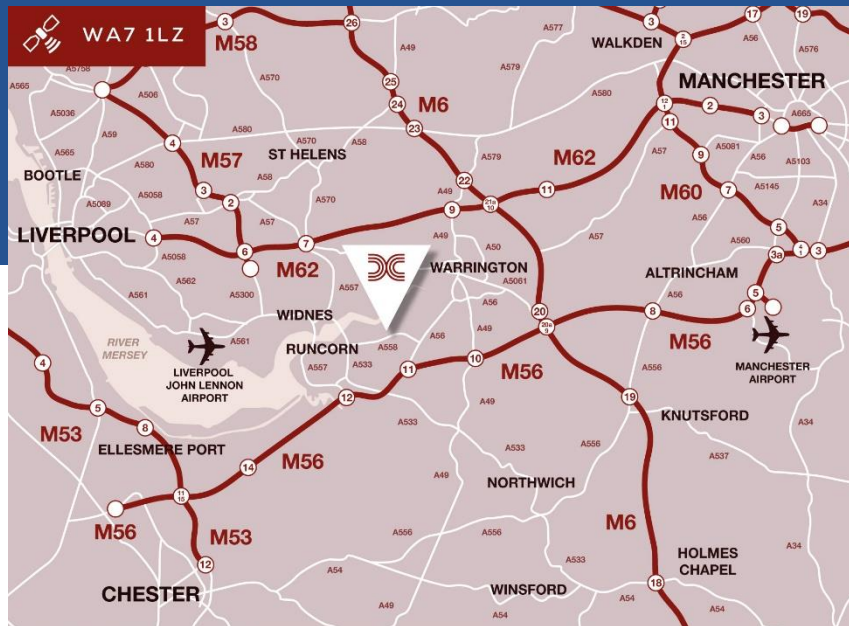
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**Mason
Owen**

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Legal Costs

Each party to be responsible for its own legal costs.

VAT

We understand that the premises are registered to VAT and all prices, outgoings and rentals will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:

https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of all prospective purchasers/tenants once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchasers/tenants once the terms have been agreed.



VIEWING:

Strictly through the agents:

Mark Coulthurst

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Or via our Joint Agents:

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