

# TO LET



Unit A, Goddard Court, Astmoor Industrial Estate,  
Runcorn WA7 1DX



**3,200 sq ft**  
Area



**£21,600 p/a**  
Rent



**£16,000**  
Rates - RV



**D86**  
EPC

- To be refurbished
- Warehouse/workshop unit with offices
- Rear Yard
- In the heart of Astmoor Industrial Estate
- 1 mile from Mersey Gateway Bridge





### Description

Goddard Court comprises a terrace of industrial units and unit A is currently being refurbished. The unit has an eaves height of 4.6m and an electrically operated roller shutter door provides access to a designated yard area.

The unit has the benefit of ancillary office accommodation, a 3-phase power supply and male and female WC's.

### Area

GIA: 3,200 sq ft (27.29 sq m)



### Services

All main services are connected with the exception of gas.

### Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£21,600 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

### Rates

Rateable Value April 2023 Valuation: £16,000

Rates Payable 23/24: £7,984

### Service Charge & Insurance

Service Charge: £800.24 pax for this financial year

Insurance: £1,100 pax for this financial year

### EPC

D86

### VAT

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

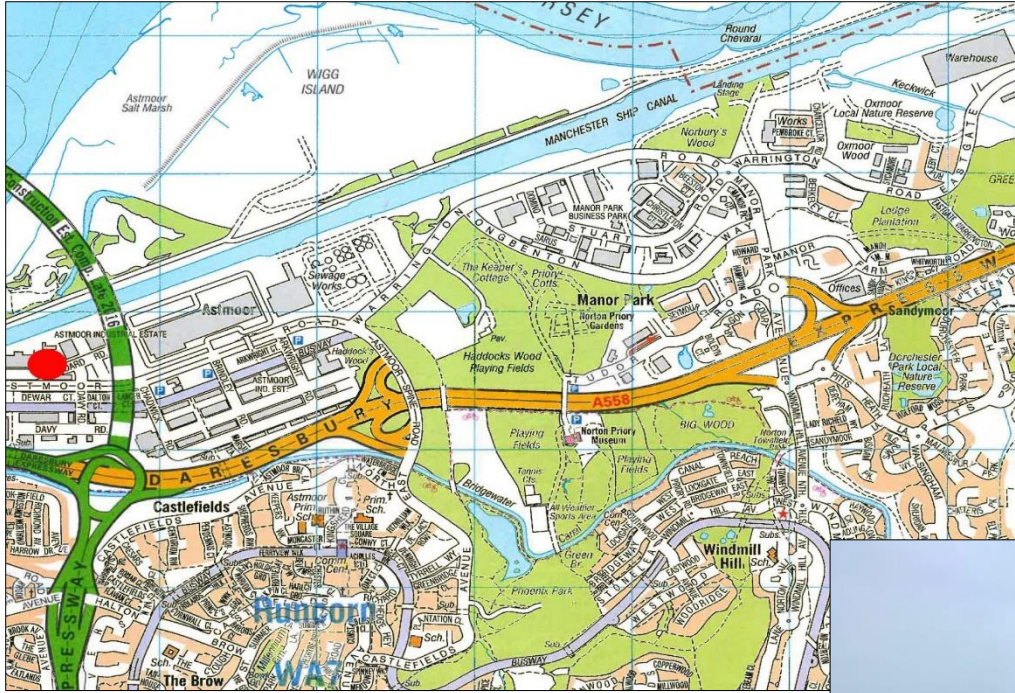
### Legal costs

Each party to be responsible for their own legal costs.





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For further information please contact:



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## 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](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 a proposed purchaser/tenant 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 purchaser/tenant once the terms have been agreed.

## Disclaimer

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