

# TO LET/FOR SALE



Detached Pavilion Style Offices  
Units at Daresbury Court, Evenwood Close, Manor Park,  
Runcorn WA7 1LZ



**1,750 – 2,076 sq ft**  
Area



**£12.50 psf**  
Rent



**£19,750**  
Rates - RV (18A)



**Band C**  
EPC

- Fully refurbished
- Generous car parking provision
- Mature woodland setting



# Units at 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.

The units are in semi-detached buildings and have 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

## Area

Unit	Floor	Sq Ft	Sq M
15B	First	1,750	162.6
18A	Ground	2,076	192.8

## 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.

## Rates

We understand that the units are currently assessed for rates as follows:

Unit	Rateable Value
15B	To be re-assessed
18A	£19,750

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



7th Floor, 20 Chapel Street,  
Liverpool, L3 9AG

0151 242 3000  
[masonowen.com](http://masonowen.com)

Mason Owen & Partners Limited: Reg No. 1426226.  
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

Authorised and regulated by The Financial Conduct Authority.  
Partners list is available upon request.

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



EPC  
Band C

#### 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.

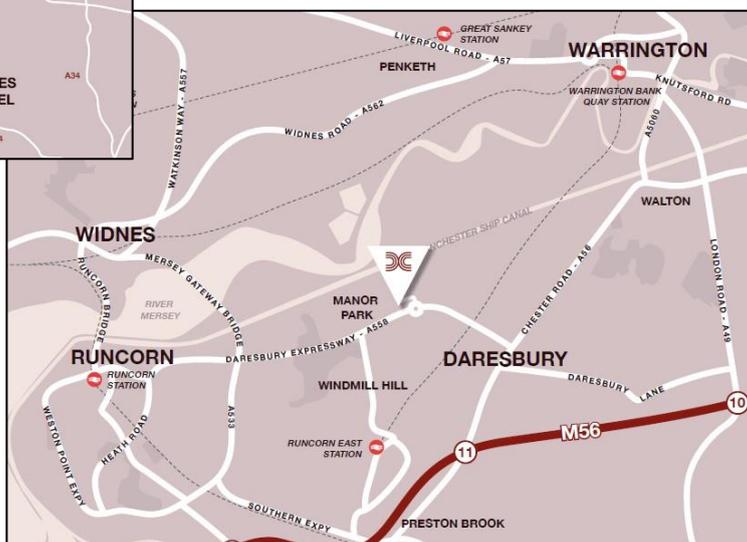
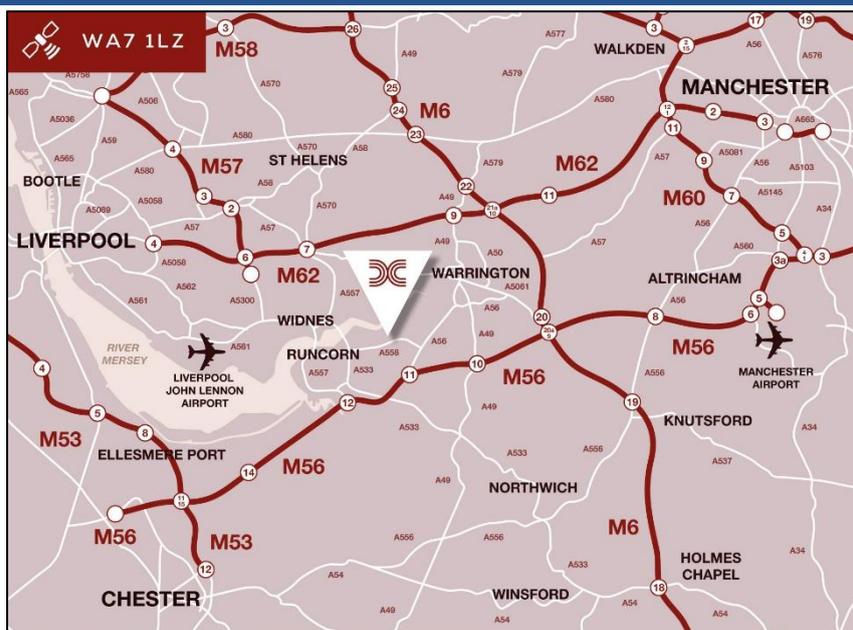


7th Floor, 20 Chapel Street,  
Liverpool, L3 9AG

0151 242 3000  
[masonowen.com](http://masonowen.com)

Mason Owen & Partners Limited: Reg No. 1426226.  
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,  
Authorised and regulated by The Financial Conduct Authority.  
Partners list is available upon request.

# Units at Daresbury Court, Evenwood Close, Manor Park, Runcorn WA7 1LZ



For further information please contact:



**Liam Barlow**  
**M: 07557 769848**  
**E: [liam.barlow@masonowen.com](mailto:liam.barlow@masonowen.com)**

Or via our Joint Agents:  
**Simon Roddam**  
**BE Group**  
**M: 07976 747892**  
**E: [simonroddam@begroup.uk.com](mailto:simonroddam@begroup.uk.com)**

#### [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](#)

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. Feb 2024



7th Floor, 20 Chapel Street,  
Liverpool, L3 9AG

0151 242 3000  
[masonowen.com](http://masonowen.com)

Mason Owen & Partners Limited: Reg No. 1426226.  
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

Authorised and regulated by The Financial Conduct Authority.  
Partners list is available upon request.