JENSENCOURT

# TO LET

MODERN REFURBISHED INDUSTRIAL & BUSINESS UNITS

**FROM 3,000 – 11,000 SQ FT**

**LAST REMAINING UNIT 4,950 SQ FT**

**ASTMOOR INDUSTRIAL ESTATE, RUNCORN, WA7 1SQ**

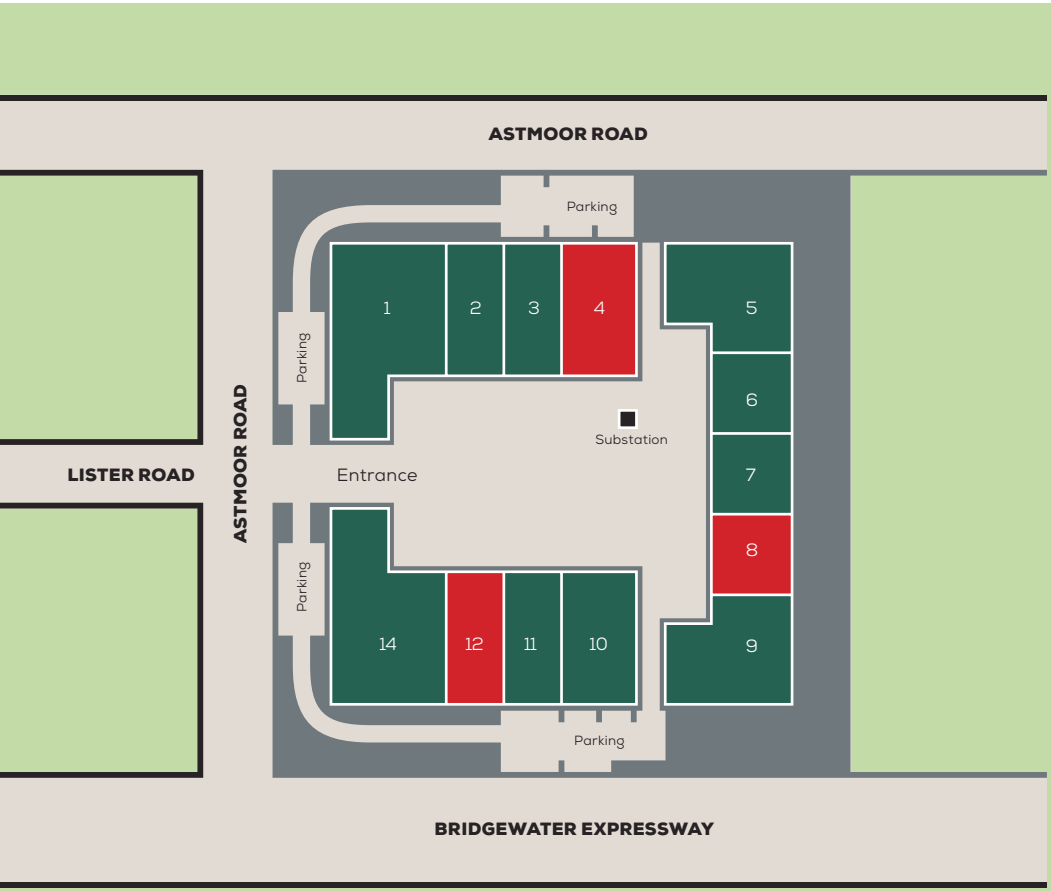
WAREHOUSE REIT

## DESCRIPTION

Jensen Court comprises industrial warehouse & manufacturing units arranged around a central service courtyard.

The units benefit from:

- PORTAL FRAME CONSTRUCTION
- PROFILE METAL SHEET CLADDING
- TRANSLUCENT ROOF PANELS
- DEDICATED REAR SERVICING
- OFFICE / STAFF ACCOMMODATION
- LANDSCAPED ENVIRONMENT
- HIGH RATIO OF CAR PARKING




## ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and provides the following areas:-

| UNIT | SQ M | SQ FT |
|---|---|---|
| 1 | 903 | 9,750 |
| 2 | 358 | 3,849 |
| 3 | 395 | 4,252 |
| 4 | TO LET - (4,950 SQ FT) | |
| 5 | 560 | 6,020 |
| 6 | 280 | 3,015 |
| 7 | 276 | 2,964 |
| 8 | UNDER OFFER | |
| 9 | 557 | 5,996 |
| 10 | 460 | 4,950 |
| 11 | 357 | 3,840 |
| 12 | UNDER OFFER | |
| 14 | 899 | 9,678 |

# LOCATION

Jensen Court is accessed off Astmoor Road at the Western entrance of the established Astmoor Industrial Estate, which is situated to the North East of Runcorn Town Centre.

Direct access is provided to the A533 Bridgewater Expressway which links to the M56 at Junctions 11 & 12 to the South and the Silver Jubilee Bridge and the new Mersey Gateway Bridge across the River Mersey to the North.

Runcorn lies approximately 9 miles West of Warrington and the M6, 29 miles from Manchester, 13 miles East of Liverpool and 21 miles North East of Chester.

Jensen Court is ideally placed for easy access from the new Mersey Gateway Bridge, further details can be found at **www.merseygateway.co.uk**

Halton BID
BUSINESS IMPROVEMENT DISTRICTS

**ASTMOOR MASTERPLAN: COUNCIL GIVES THE GO AHEAD TO 5 YEAR REGENERATION SCHEME**

ASTMOOR ROAD
JENSENCOURT
ASTMOOR ROAD
BRIDGEWATER EXPRESSWAY

Town centre
Runcorn
Widnes (A 533)
Warrington A 558
Liverpool (A 562)
Chester (M 56)
Northwich (A 533)

INNOVATION LEISURE
novah

JENSEN COURT
1 Novah Limited
2 AV Control Systems Ltd
3 DJ Oils Limited
4 TO LET (4,950 Sq Ft)
5 3CT Exhibition Services
6 Carbon Resources

## TENURE

Units are available to let on new full repairing and insuring leases for a term of years to be agreed.

## EPC'S

EPC's are available from the agents upon request.

## LEGAL COSTS

Each party are to bear their own legal costs.

## SERVICE CHARGE

A service charge is applicable for the common areas of the estate.

## VAT

All terms may subject to VAT at the prevailing rate.

## CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found here. We recommend you obtain professional advice if you are not represented.

## VIEWING

For further information or an appointment to view please contact the joint letting agents:

Savills Manchester
savills.co.uk
savills
0161 236 8644

**BILLY SEDDON**
**E** billy.seddon@savills.com
**T** 07971 104512

LegatOwen CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

**MARK DIAPER**
**E** markdiaper@legatowen.co.uk
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