



JENSENCOURT

TO LET

MODERN REFURBISHED INDUSTRIAL
& BUSINESS UNITS

UNIT 14 – 9,678 SQ FT



ASTMOOR INDUSTRIAL ESTATE, RUNCORN, WA7 1SQ



DESCRIPTION

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

The units benefit from:



STEEL FRAME
CONSTRUCTION



PROFILE METAL
SHEET CLADDING



TRANSLUCENT
ROOF PANELS



DEDICATED REAR
SERVICING



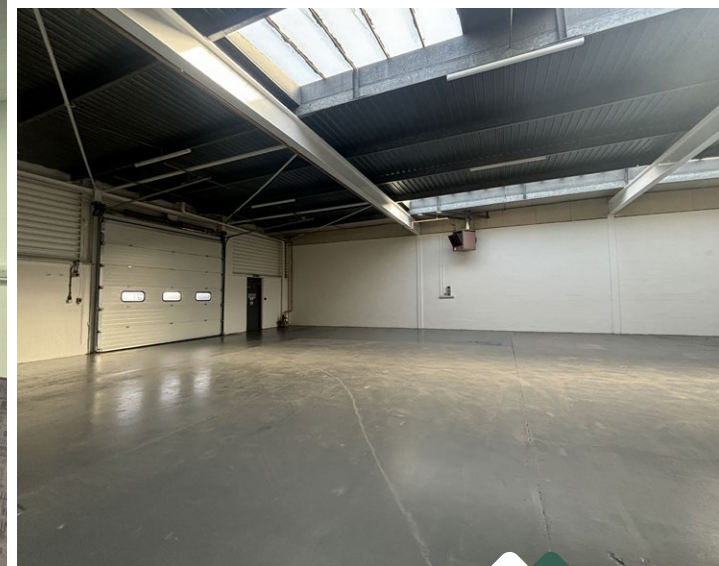
OFFICE / STAFF
ACCOMMODATION

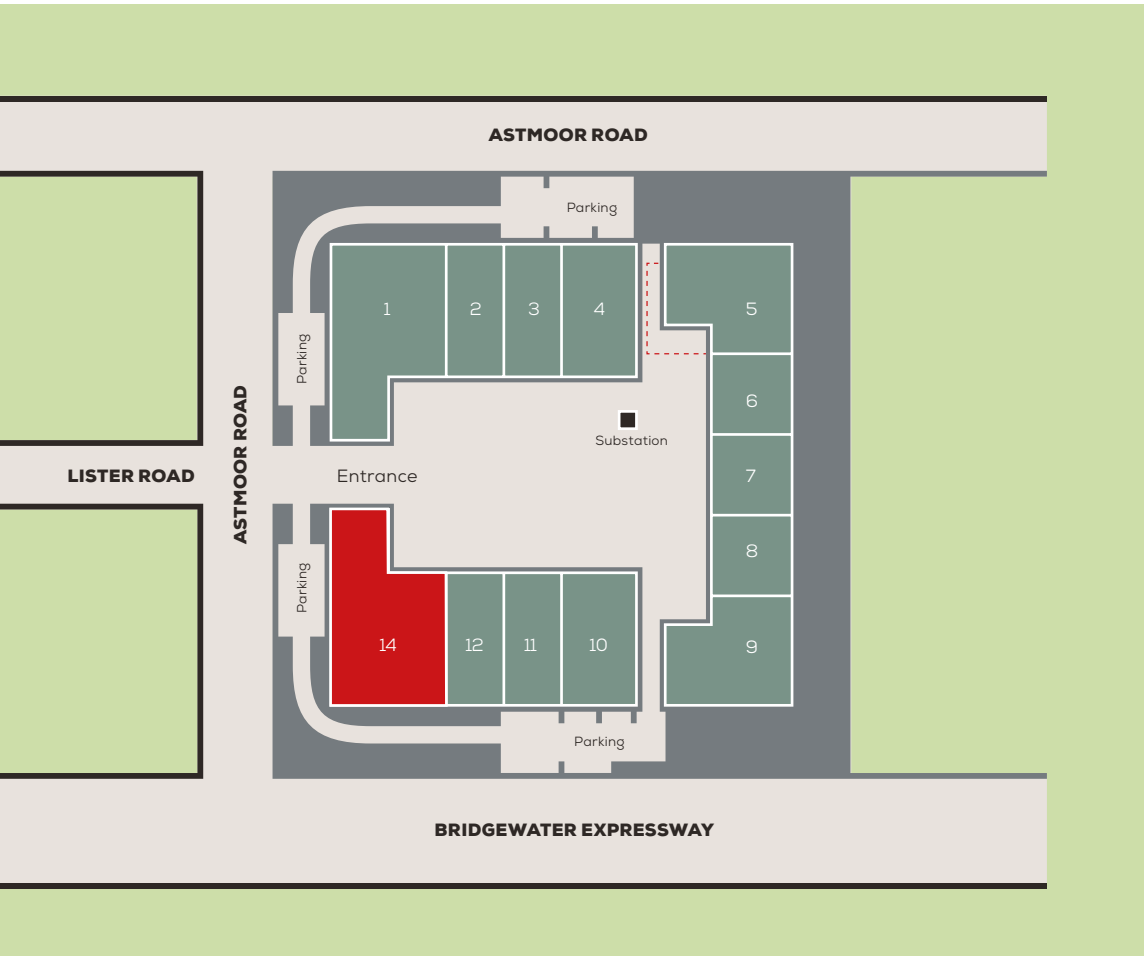


LANDSCAPED
ENVIRONMENT



HIGH RATIO OF
CAR PARKING

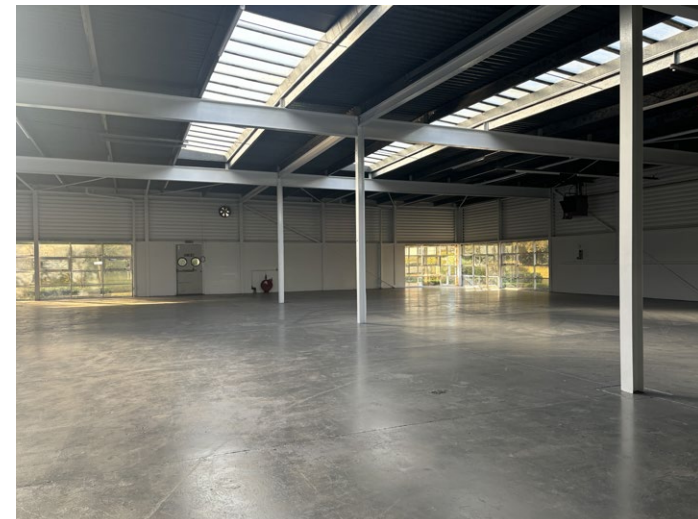




ACCOMMODATION

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

UNIT	SQ M	SQ FT
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.

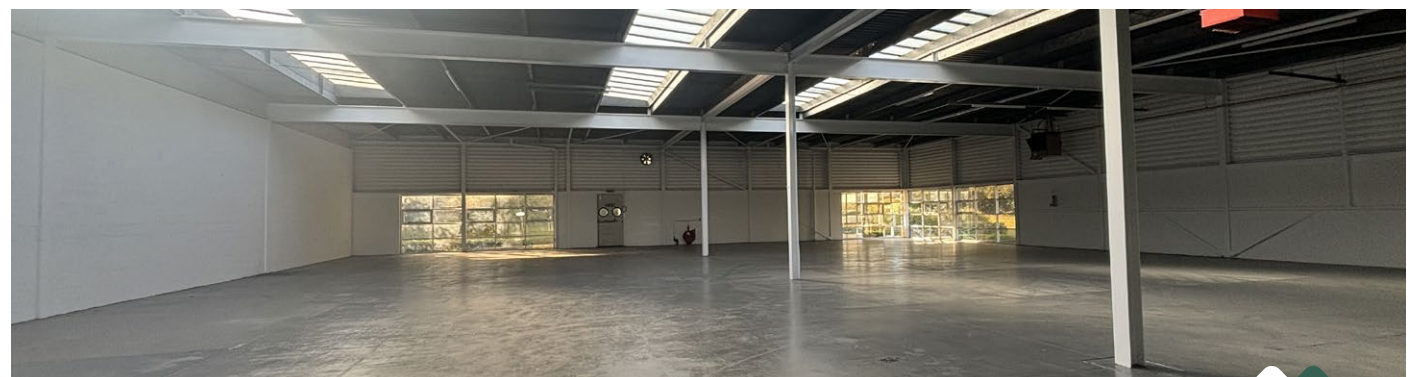
Direct access is provided to the A533 Bridgewater Expressway which links to the M56 at Junctions 11 & 12 to the South and the Silver Jubilee Bridge and the new Mersey Gateway Bridge across the River Mersey to the North.

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



CLICK FOR MORE INFORMATION







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:

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