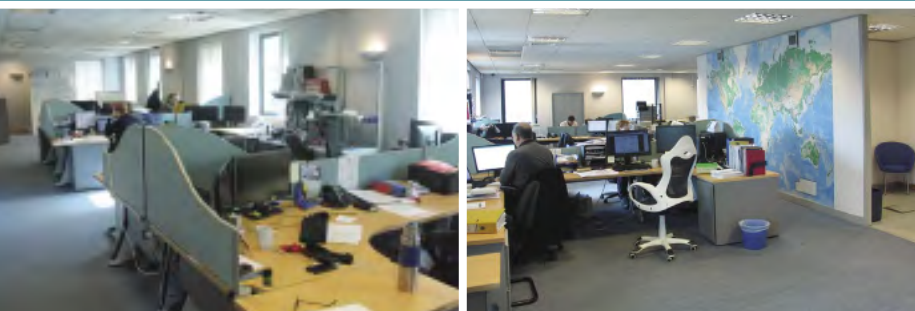




**SELF CONTAINED OFFICE BUILDING
970 sq m - 3,900 sq ft**



- Fully refurbished to all areas
- New air conditioning system
- Suspended ceiling with LED lighting throughout
- 21 car parking spaces
- Up to 400 mb fibre connection to office
- Plug and play, power and new cat5e cabling to all office space
- Shower
- Breakout seating

UNIT 5 ABBOTS PARK

TO LET



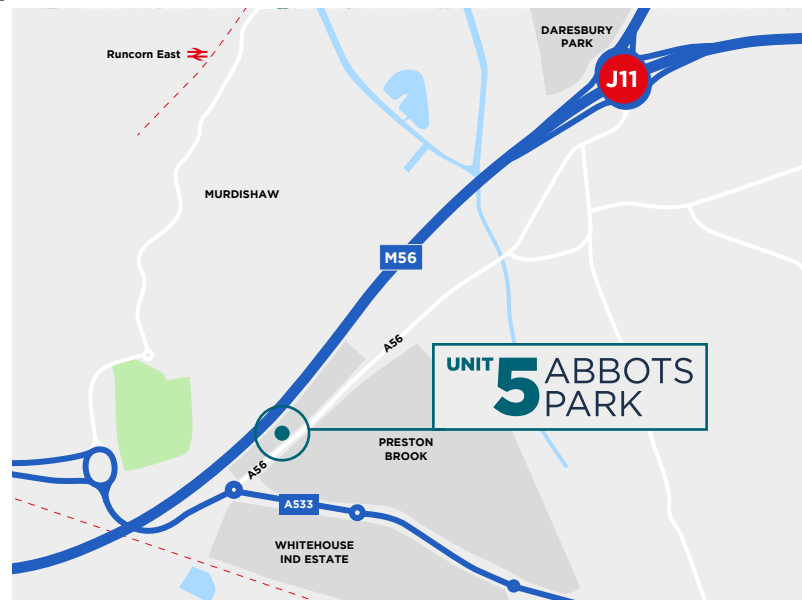
LOCATION

Abbots park sits within the north Cheshire office triangle comprising Chester/Warrington and South Manchester. The park is located a short distance from junction 11 of the M56 which is turn provides excellent access to the north west motorway network. Runcorn east station is within a mile of the property whilst Liverpool and Manchester Airports are both easily accessed from The Park.

DESCRIPTION

A brick built self contained office building arranged on ground and upper floor and comprising the following main features:

- Fully refurbished to all areas
- New air conditioning system
- Suspended ceiling with LED lighting throughout
- 21 car parking spaces
- 400 mb fibre connection to office
- Plug and play, power and new cat5e cabling to all office space
- New cctv system
- Male, female and disabled wc's
- Raised floor
- Shower
- Breakout areas



970 sq m - 3,850 sq ft

VIEWING

JOSEPH WILSHAW

M: 07917 647 213
T: 01925 20 50 60
E: joseph.wilshaw@rvwcs.co.uk

JANE MARSHALL

M: 07801 373 974
T: 01925 20 50 60
E: jane.marshall@rvwcs.co.uk

TENURE

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

RATES

The property has a **RV of £XX,XXX.**

EPC

A copy of the EPC is available on request.

LEGAL COSTS

Each party to bear their own legal costs.

Roberts
Vain Wilshaw

CHARTERED
SURVEYORS