TO LET / FOR SALE

QUALITY OFFICE/LABORATORY UNIT WITH STORAGE

7,805 SQ FT
(725 SQM)

Unit 1 Wellfield Business Park
Preston Brook
Runcorn
Cheshire
WA7 3FR

- Quality Office Building With Ground Floor Laboratory & Storage Space
- Well Established Business Location
- Excellent Transport Links
**Location**

Wellfield Business Park is located on the A56 within a short drive of Junction 11 of the M56 which in turn provides excellent access to the wider North West motorway network. Runcorn East train station is within a mile of the property, whilst Liverpool and Manchester airports are both easily accessed from the park.

The property benefits from local amenities such as the Preston Brook Pub and Premier Inn, whilst a convenience store shop is also located a short distance from the building.

**Description**

The building was designed as an office but has been adapted. The ground floor is fitted out for laboratory/workshop use with storage area, and benefits from a roller shutter loading door and lobby area, with WC facilities and access to the passenger lift.

The first floor is fit out as offices, with a large open plan space with some cellular offices included. The first floor features a solid floor with access channels for data and cabling, which run back to a main server room. The building is heated via a gas fired central heating system, and is ventilated throughout.

Externally, there are 35 car parking spaces available, offering a parking ratio of 1:206 sq ft.

**Measurement**

The accommodation has the following internal area:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq Ft</th>
<th>Sq m</th>
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</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>4,145</td>
<td>385 (GIA)</td>
</tr>
<tr>
<td>First Floor</td>
<td>3,660</td>
<td>340 (NIA)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>7,805</td>
<td>725</td>
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**Terms**

Unit 1 is available by way of new full repairing and insuring lease on terms to be agreed.

**Rent / Price**

We are able to offer this space on a leasehold basis at a quoting rent of £12.00 per sq ft.

**Rates**

Interested parties are advised to make their own enquiries direct to Halton Borough Council regarding rates payable. Tel: 0151 471 7500

**Viewings**

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*C115(s) August 2012  
Subject to Contract*