



Industrial

UNIT 16 | BERKELEY COURT

Warrington Road, Runcorn, WA7 1TQ

UNIT 16 | 19,237 SQ FT

Industrial unit with Office

Berkeley Court offers modern, industrial units spread across four well-designed terraces. Located in a prime industrial hub, the estate features eaves heights of 4.8m to 6.2m, dedicated loading bays, and flexible unit sizes, making it ideal for a variety of industrial, trade, and logistics businesses. Situated in Manor Park, a 300-acre office and industrial park, the estate benefits from excellent transport connectivity. The A558 provides direct access to Junctions 11 & 12 of the M56, ensuring seamless links to Warrington, Runcorn, and beyond.

Lease Type

New



✓ Unit Summary

- Roller Shutter Door
- Common Yard Area
- Well Maintained Estate
- 24 Hour Access
- Car Parking
- WC Facilities



	Per Annum	Per Sq Ft
Rent	£121,200.00	£6.30
Rates	£48,960.00	£2.55
Maintenance Charge	£25,008.10	£1.30
Insurance	£3,848.00	£0.20
Total Cost	£199,016.10	£10.35

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.



For more info please visit: unit.info/U4P0400159

+44(0) 808 169 7554

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Location

The estate is located in Manor Park, a 300-acre office and industrial park adjacent to the A558 which provides easy access to Junctions 11 & 12 of the M56.



Road
M56 - 3.6 miles



Airport
Liverpool John Lennon Airport - 10 miles



Rail
Runcorn - 3.4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (90)



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Key Contact



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