

Industrial

UNIT 2 | JENSEN COURT

Jenson Court, Runcorn, WA7 1SQ

Images coming soon

UNIT 2 | 3,895 SQ FT

Unit 2 offers 3,895 sq ft of modern industrial accommodation

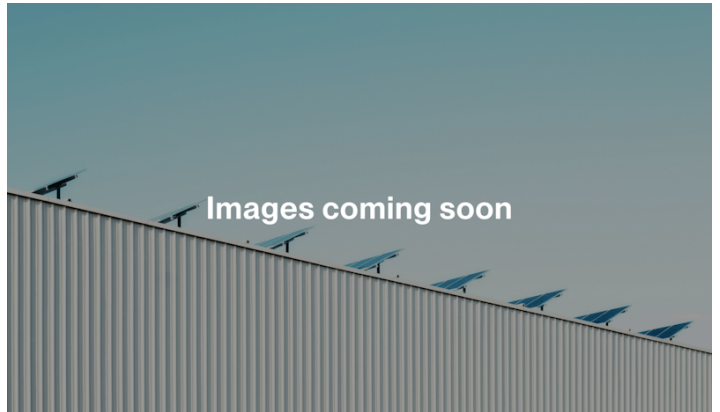
Unit 2 offers 3,895 sq ft of modern industrial accommodation, arranged to provide flexible workspace suitable for B2 or B8 uses. The unit benefits from electric loading access, integrated offices and an efficient internal configuration within a well maintained estate environment.

The unit forms part of Jenson Court, located on the established Astmoor Industrial Estate with strong transport links via the A533 and rapid access to M56 Junctions 11 and 12, supporting regional distribution and commuting.

Service/maintenance charge and insurance payable for this unit are to be confirmed.

Lease Type

New



Images coming soon

Unit Summary

- Local Amenities
- Modern Industrial Space
- Office Accommodation
- Premier Industrial Location
- Close to Transport
- Yard Space

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£37,820.45	£9.71
Rates	£9,730.50	£2.50
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£47,550.95	£12.21

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.

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Location

Located with immediate access to the A533 Bridgewater Expressway, and just 3 miles from Junctions 11 and 12 of the M56, Jensen Court offers excellent connectivity to Liverpool, Manchester, and the wider UK logistics network.



Road
M56: 3 miles



Airport
Liverpool John Lennon Airport: 13 miles



Rail
Runcorn Station: 2 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	C (75)



enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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Key Contact



Hannah Craig

Senior Customer Engagement Manager

"Hannah joined Indurent in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



+44(0) 808 169 7554



For more info please visit: unit.info/U6P0100054

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