

# TO LET



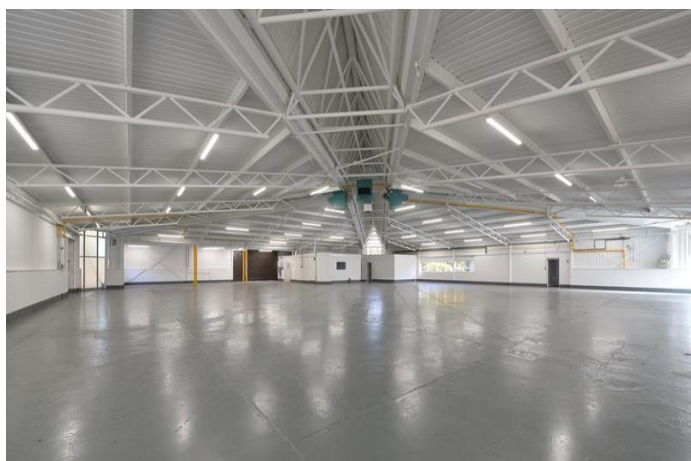
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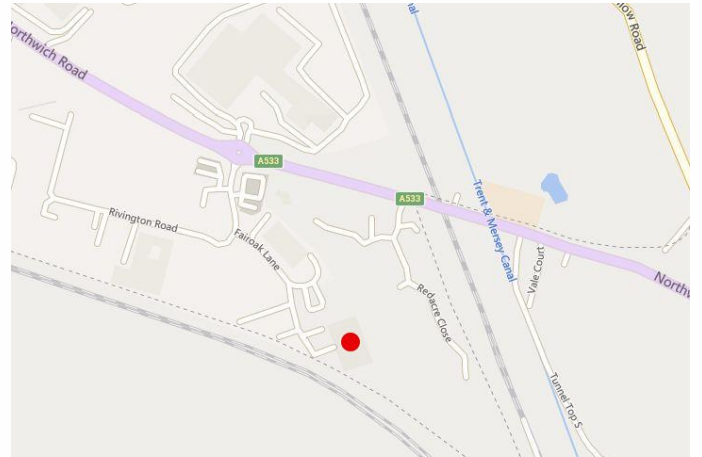


Unit 1 Fair oak Court, Fair oak Lane, Runcorn, Cheshire, WA7 3DU

**Large Self-Contained  
Industrial Unit**  
18,572 Sq Ft (1,726.01 Sq M)

- Prime Location with Rent Incentives
- Includes 2 Industrial Bays with Separate Office
- Close Proximity to M56 Motorway (J11)
- Large Yard with Parking
- Available Soon





## Location

The property is located on Fair oak Court, in the well established Whitehouse Industrial Estate in Runcorn, Cheshire. Whitehouse Industrial Estate is situated off Northwich Road (A533) within close proximity to the junction 11 of the M56 Motorway. Warrington Town Centre is around 6 miles north east whilst Liverpool City Centre is around 16 miles to the west.

## Description

The property comprises two connected industrial bays with office accommodation to the side. Bay 1 is constructed of a lattice steel frame under a steel trussed roof to a height of approximately 3.4m with WC and Kitchen Facilities. Bay 2 connects to Bay 1 to the side, and is constructed of steel portal frame under a steel trussed roof to a height of approximately 6.8m. Heating is provided by a combination of gas powered space heaters and radiant heaters. The office benefits from a suspended ceiling and is carpeted throughout. Heating to the office is provided via a gas central heating system.

Externally the property includes a yard area to the front along with approximately 30 car parking spaces.

## Accommodation

Measured in accordance with RICS Property Measurement (6th Edition) to provide the following approximate Gross Internal Area:

Grnd Flr Warehouse Bay1	948 Sqm / 10,205 Sqft
Grnd Flr Warehouse Bay 2	589 Sqm / 6,340 Sqft
Ground Floor Canteen	74 Sqm / 788 Sqft
Ground Floor Office	115 Sqm / 1,239 Sqft
Total	1,726 Sqm / 18,572 Sqft

## Business Rates

Rateable Value 2023 = £58,500.

We advise all interested parties to make their own enquiries with the Valuation Office Agency.

## Rent

The property is available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed at a rental of £90,000 per annum plus VAT. Rent incentives are available.

## Service Charge

The current Service Charge payable by the Tenant is £14,450.67 per annum plus VAT. This is reviewed on an annual basis.

## Property Insurance

The current Property Insurance payable by the Tenant is £5,966.60 per annum plus VAT. The policy is reviewed on an annual basis and the renewal date is 09/11/2024, at which point the new premium will be apportioned to Tenants.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable on this property.

## Legal Costs

A fixed Legal Fee of £275 plus VAT is payable by the Tenant for credit checks and preparation of Tenancy Agreement.

## Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

### Robyn Egan

E: [robynegan@roger-hannah.co.uk](mailto:robynegan@roger-hannah.co.uk)

T: 0161 429 1674

## Date of Preparation

20 September 2024