

# For Sale / To Let

Contemporary Refurbished Offices - 3,465 sq ft

With extensive on-site parking

Available fully furnished



## Evolution park

Manor Park, Runcorn WA7 1HR

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# Welcome

**Evolution Park** is a contemporary business park, comprising 4 detached office buildings set within a secure landscaped business park environment.

The building has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement.

## Location

**Evolution Park** benefits from excellent communication links being close to the M56 which links North Wales and Cheshire to the M6 and Manchester.

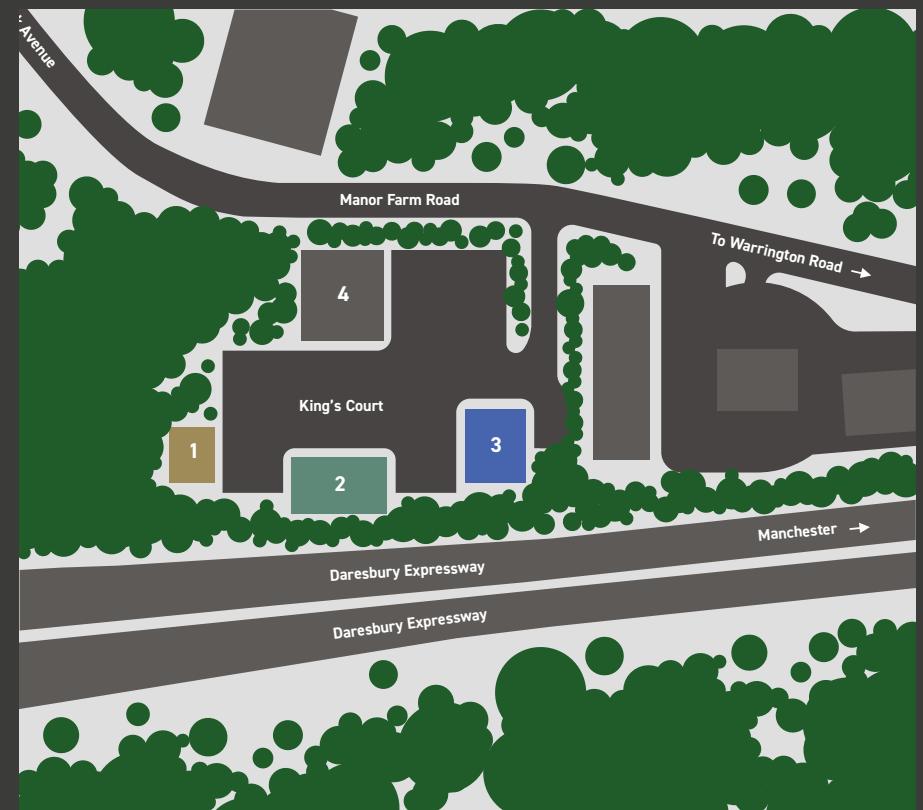
Runcorn **Train Station** is located approx 2 miles from Evolution Park and both Manchester and Liverpool John Lennon Airports are within easy reach.



## Siteplan

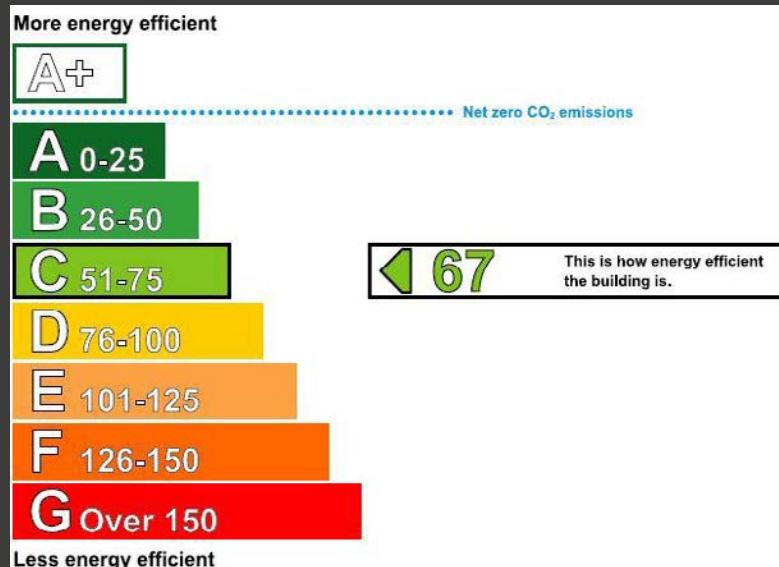
**Evolution Park** is situated on Manor Farm Road forming part of the well established Manor Park Business Park, situated between Runcorn and Warrington.

The Park lies 12 miles east of Liverpool and 7 miles west of Warrington and is very close to the new Runcorn-Widnes Bridge.

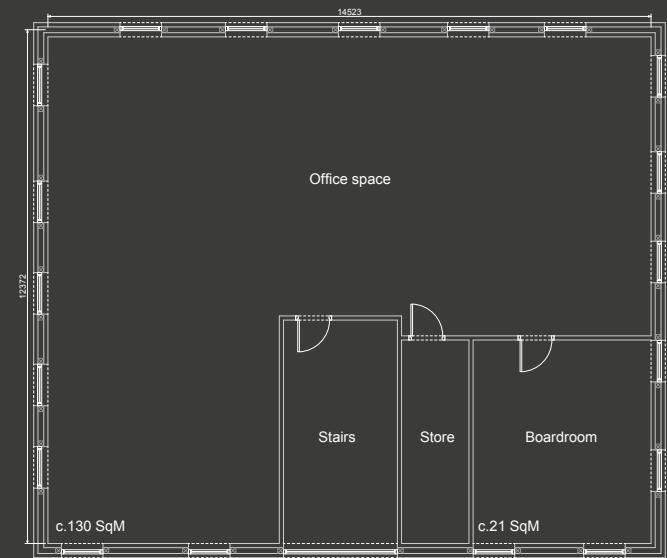


# Features

- Modern, open plan office space with glass partitioned meeting room
- Large kitchen / break-out area
- Air-conditioning throughout
- 17 dedicated onsite car parking spaces
- 3 x EV Chargers
- New male, female, and disabled WCs
- Shower facilities



## First Floor



## Ground Floor

