



To Let/For Sale

**10,279 SQ FT**  
(954.95 SQ M)

**Fully Furnished  
& Fitted-out Office**  
with Extensive Parking



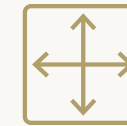
 **Evolution  
Park**

**Building 4, Evolution Park, Manor Park, Runcorn WA7 1HR**

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



**Building 4** is a detached office building arranged over 2 floors. The property has recently been vacated and provides fully fitted and furnished offices and benefits from:



Fitted Office Space



Reception Area



Training Areas



Breakout Areas



Meeting Rooms



Private Car Parking with 64 Bays



Fully IT Cabled



Air Conditioning



2x Fibre Links



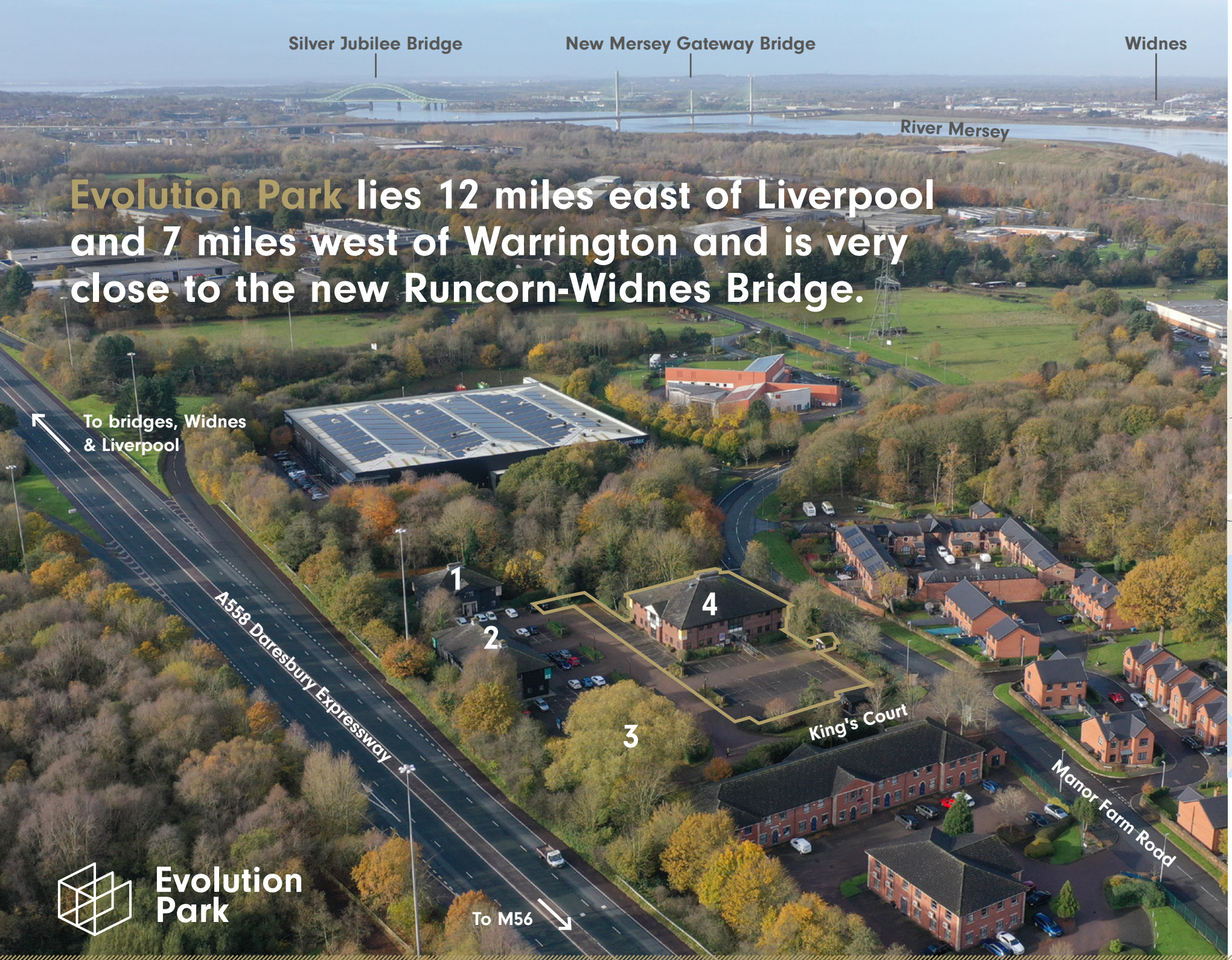
WC's



Shower



Modern Kitchen



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

To bridges, Widnes & Liverpool

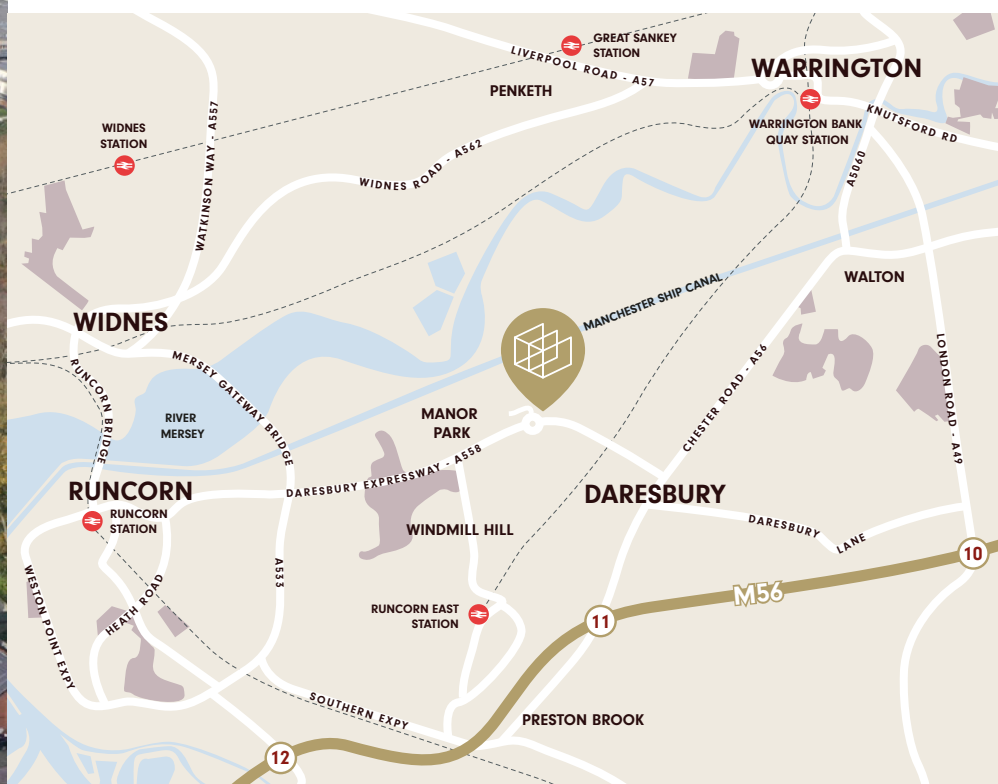
To M56



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## Location

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



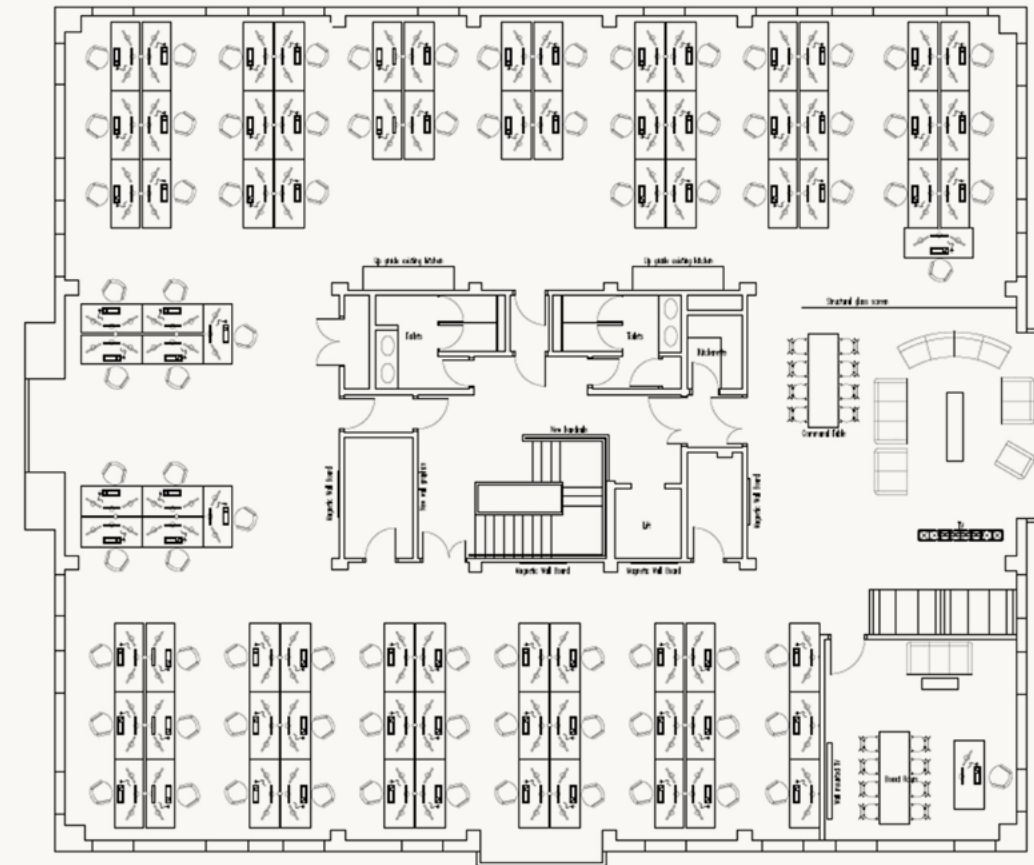
Runcorn Train Station is located approximately 2 miles from Evolution Park and both Manchester and Liverpool John Lennon Airports are within easy reach.

# Accommodation

**Ground Floor 5,084 SQ FT (472.32 SQ M)**



**First Floor 5,195 SQ FT (482.63 SQ M)**



**Total Area 10,279 SQ FT (954.95 SQ M)**

Currently fitted with furniture with maximum layout as shown



The property has been measured in accordance with the Code of Measuring Practice (6th Edition).



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## Further Information

### Terms

The property is available on a full repairing lease on flexible terms.

### Sale

Freehold available – price on application.

### Rent

The rent is £125,000 per annum payable quarterly in advance.

### Parking

The property has the benefit of a large private car park to the front with 64 bays. Ratio 1:160 sqft.

### Business Rates

The property has a rateable value of £94,000 with rates payable of approximately £47,000 per annum.

### Estate Charge

An estate charge is payable.

### Building Insurance

The landlord will insure the property and recover premium from the tenant.

### Utilities

The tenant is responsible for the payment of all utilities.

### EPC

The property has an EPC rating of C-54 valid to 9 November 2025.

### Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

### Legal Costs

Each party is responsible for their own legal costs.

### VAT

All terms will be subject to VAT at the prevailing rate.

### Code For Leasing

#### Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found here.

We recommend you obtain professional advice if you are not represented.

### Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required.



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