

**FOR SALE
/ TO LET**



Contemporary Refurbished Offices

743 – 5,687sq ft

With extensive on-site parking



**Evolution
park**

Manor Park, Runcorn WA7 1HR

2 Units Just Let – Refurbished Space available

Welcome

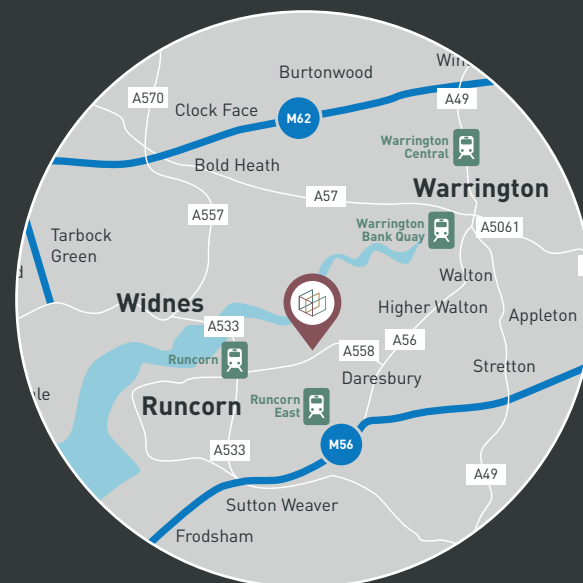
Evolution Park Evolution Park is a contemporary business park, comprising 4 newly refurbished detached office buildings set within a secure landscaped site.

The park recently been refurbished with Building 2 internally refurbished to provide modern, high quality, secure business space with excellent car parking provision for 70 spaces, ratio 1:200 sq ft.

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

- Comprehensive remodelling to provide open plan character office space
- Exposed soffits with suspended LED lighting and cable trunking
- Gas central heating
- New male, female and disabled WCs
- Kitchen facilities and shower
- Secure demised parking at a ratio of 1:200 sq ft
- Cycle hub
- Secondary glazing at first floor level to Unit 2

Accommodation

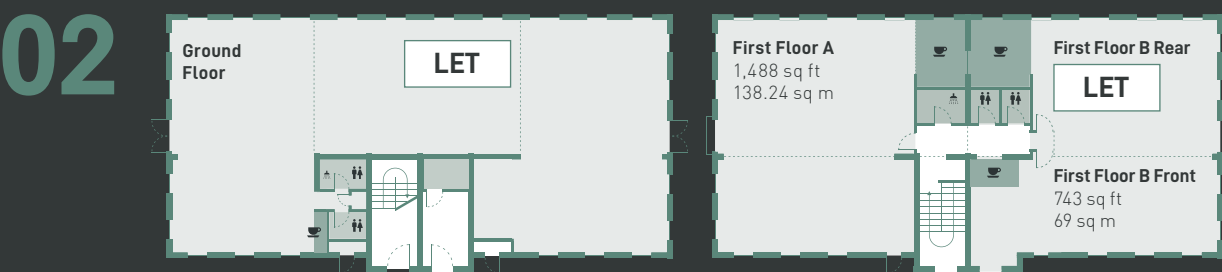
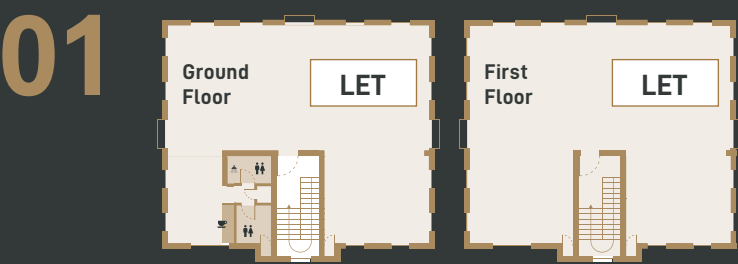
01

| | sq ft | sq m | Parking |
|--------------|--------|--------|---------|
| Ground Floor | TO LET | | |
| First Floor | TO LET | | |
| Total | 3,465 | 321.89 | 17 |

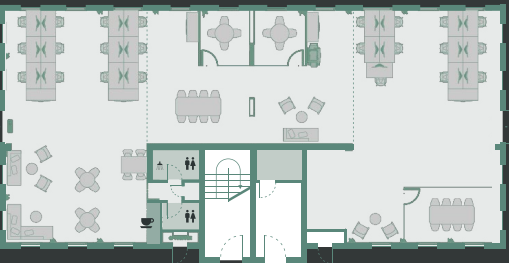
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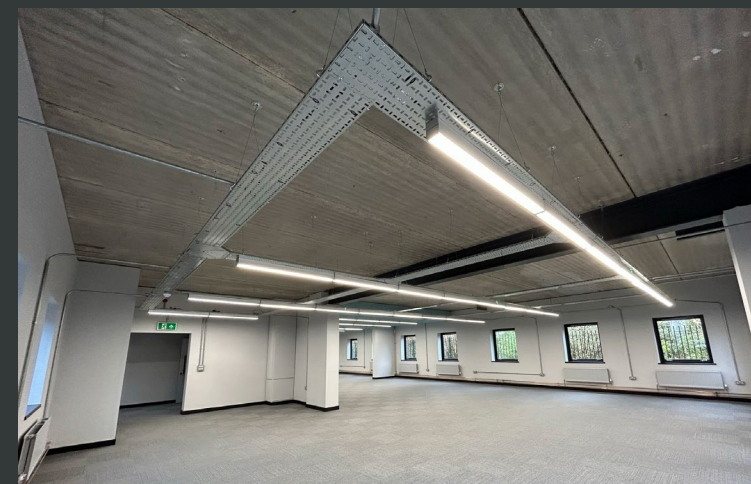
| | | | |
|---------------------|------------------------|----|---|
| Ground Floor | LET TO TRIGENEX LTD | | |
| First Floor A | LET TO TRIGENEX LTD | | |
| First Floor B Rear | LET TO ELYSIUM CNS LTD | | |
| First Floor B Front | 743 | 69 | 4 |
| Total | 743 | 69 | 4 |

Plans



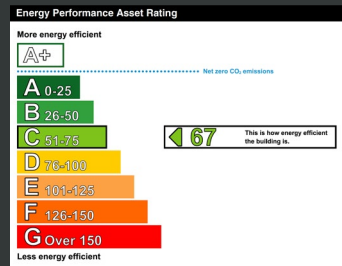
Unit 2 Indicative Space Plan



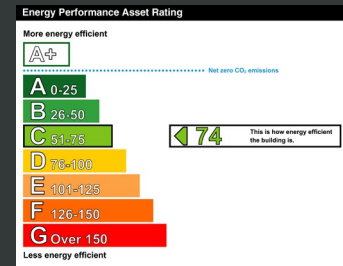


EPC Certificates

01



02



Contact

Space available to let on whole or part building basis.
Flexible full repairing and insuring Leases are offered for a term of years to be agreed.
Rent provided on request.

Building 2 is available also for sale on freehold or long leasehold basis with vacant possession.
Full details from the joint agents.

ALL LEASING ENQUIRIES:



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