

TO LET

**MIRANDALE HOUSE, SANDY LANE, WESTON POINT,
RUNCORN, WA7 4EF**



LOCATION

Mirandale House, Sandy Lane, Runcorn lies to the west of Higher Runcorn (Weston Point) and adjacent to the A557 Weston Point Expressway providing easy access to junctions 11 and 12 of the M56 and junctions 6 and 7 of the M62. Runcorn railway station is situated approximately 1 mile from the unit providing main line services throughout the UK. Manchester International Airport is approximately 19 miles away and Liverpool Airport is 10 miles from the unit. Port facilities are available at the nearby ship canal docks and Liverpool.

DESCRIPTION

A single storey office/laboratory unit suitable for a variety of uses. The property is of concrete sectional construction covered with a concrete flat felt roof. The property has the benefit of rear roller shutter door and rear drive/parking space.

ACCOMMODATION

The accommodation briefly comprises:-

Reception:	12 sq m (129 sq ft)	W.C:	3.9 sq m (42 sq ft)
Office 1:	11.6 sq m (125 sq ft)	Kitchen:	4.1 sq m (44 sq ft)
Office 2:	26.7 sq m (287 sq ft)	Loading Bay:	4.1 sq m (44 sq ft)
Office 3:	7.8 sq m (84 sq ft)		
Rear Store:	45.5 sq m (490 sq ft)	TOTAL:	115 sq m (1,245 sq ft)

Externally there is additional storage.

RENT

£6,250 per annum exclusive.

TERMS

The unit is available on a new Lease agreement for 3 years. Short term lets will be considered.

RATES 2008/2009

We have been informed by the Local Rating Authority, that the property has been assessed as follows:-

Rateable Value	£6,800 per annum.
Rates Payable	£3,114.40 per annum.

VAT

All prices quoted are exclusive of but may be liable to VAT.

VIEWING

Viewings are strictly by appointment with Guy Woodcock and Company on 01244 817160.

Email : guy@guywoodcock.com

DIRECTIONS

On exiting the M56 motorway at junction 12 follow the signs for Weston Point or Liverpool Airport. This will bring you onto the A557 Weston Point Expressway. On entering the expressway, after the roundabout, take the 3rd exit leading to Baines Lane. Proceed on Baines Lane which leads to Lyndiate Lane, turn right onto South Parade and then 4th right onto Sandy Lane. Proceed under the bridge and the unit can be found on the left hand side, on the corner of Russell Road and Sandy Lane.