



*specification following refurbishment

CHADWICK ROAD

ASTMOOR INDUSTRIAL ESTATE

UNIT 97 & 98 TO LET
25,516 sq ft

RUNCORN, CHESHIRE WA7 1PF

 marker.orbit.latter

FI TM
PROPERTY GROUP



DESCRIPTION

Full refurbishment works have commenced on Units 97 and 98 Chadwick Road and are scheduled for completion in Q3 2026. There is an opportunity to combine the two units, providing a larger, flexible space tailored to your business needs.

The refurbishment consists of:

- New office space with WC and canteen facilities
- Roller shutter and cladding replacements
- LED lighting and fire detection upgrades
- Roof repairs and roof light reinstatement
- Full internal and external decoration
- Resin flooring across the warehouse for a durable, high-performance finish

FEATURES



3 Phase Electric



4 Roller Shutter Door



Loading Access Front and Side



Office and Storage Space

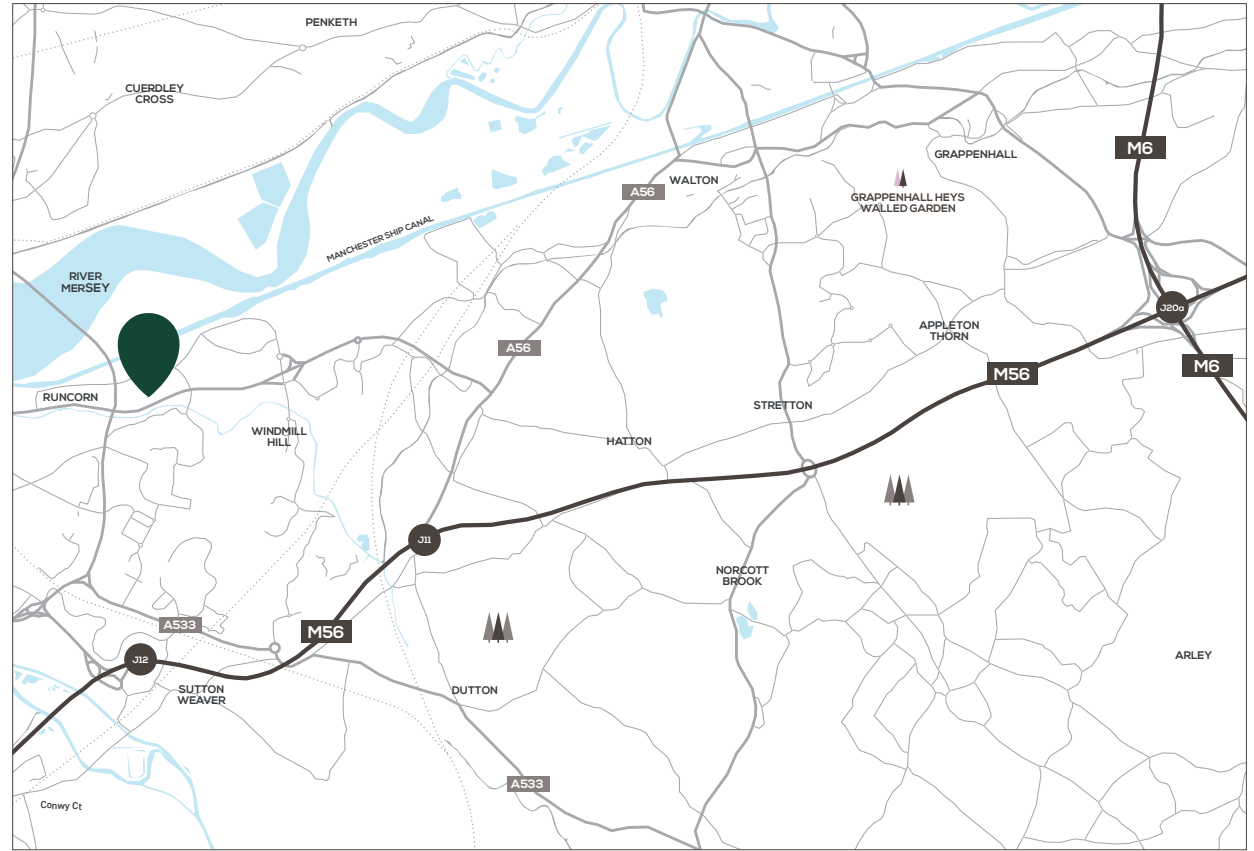
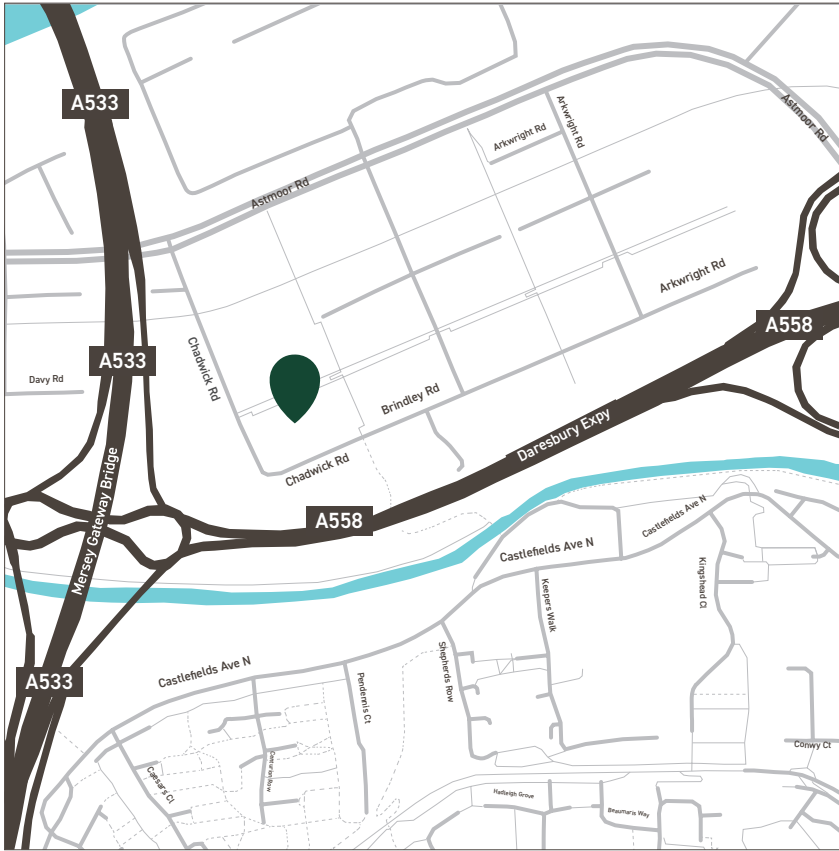


Yard Space



4.25m Eaves Height

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Unit 97	12,790	1,188
Unit 98	12,791	1,188
Total	25,516	2,371



LOCATION

Astmoor is one of the largest industrial estates in Runcorn, and now benefits from the new Mersey Gateway Bridge which has further enhanced connectivity, attracting a huge variety of occupiers.

Astmoor Industrial Estate is situated to the east of Runcorn and benefits from excellent road connectivity, with easy access to the M56 motorway via the A558 and A56.



Drive Times

Liverpool	18 miles
Chester	20 miles
Manchester	30 miles



Mersey Gateway link to Astmoor Industrial Estate

USE

Properties are understood to have and be suitable for B1/B2 & B8 uses.

SERVICE CHARGE

Available on request.

BUSINESS RATES

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Halton Borough Council.

LEGAL COSTS

Each party is responsible for their own legal costs associated with the transaction.

EPC

Available upon request

TERMS

Properties are available to let on new FRI leases, terms to be agreed.



Contact



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