



The EBL Centre is a bespoke-built development of 19 self-contained industrial and trade centre units in one of Runcorn's prime commercial locations - just minutes from all the amenities of Runcorn town centre, and even closer to Runcorn railway station.

The units, ranging in size from 850 to 1850 square feet, have been planned so that mezzanine floors can be added if required. Washroom and kitchen facilities come as standard in each unit, as do three-phase electricity and gas supplies, large exterior doors for vehicle access, and a personnel door.

The landscaped development - with generous parking provision - has security barriers at both entrance and exit on Picow Farm Road, and is constantly under surveillance by CCTV cameras for added peace-of-mind.

Units at the EBL Centre are available to buy or rent. Several were snapped up at the planning stage as buy to let investments - an ideal "pension scheme" and long-term savings plan.

As the name suggests, The EBL Centre is a new development by the award-winning Halton-based EBL Group of construction companies, well-known throughout the region for its high quality standards in commercial, industrial and residential building.





A PRIME LOCATION

The EBL Centre is just minutes from Runcorn town centre with its modern shopping, entertainment and dining facilities. Even closer is Runcorn's mainline railway station. Within a few minutes' drive along the area's Expressways are junctions for both the M56 and M62 motorways, giving quick and easy access to Manchester, Liverpool and Chester, and the North West of England's two main international airports.

WA7 4UA



A brand new development of high quality, affordable, self-contained workshop and trade centre units in one of

HALTON'S

prime commercial locations
in Picow Farm Road,
RUNCORN



Sutton Quays Business Park
Sutton Weaver, Cheshire WA7 3EH
Tel: 01928 751400 Email: enquiries@eblgroup.co.uk
Web: www.eblgroup.co.uk

MISREPRESENTATION ACT: These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term: all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchaser or lessors shall satisfy themselves by their own inspection or other enquiries about the property in all respects: no partner and no person employed by the Agent has any authority to make representation or give any warranty whatsoever in relation to this property.

FOR SALE OR TO LET