Lot 18, Norton House, Crown Gate, Runcorn,
Cheshire WA7 2UR

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Freehold Government Let Office Investment

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Property Information

Freehold Government Let Office Investment

- Let to the Secretary of State for Communities and Local Government on a renewed lease until 2032 (no breaks)
- Used as a Probation Office for over 15 years
- Substantial office building
- Floor area of approx. 906.43 sq m (9,757 sq ft)
- Includes 33 car parking spaces
- Prominent location adjacent to Runcorn Shopping City and Trident Retail Park
- Excellent road connectivity via the M56 (Junction 12)
- Nearby occupiers McDonald's, Costa Coffee, Greggs, Domino's, Iceland, ASDA, ALDI, B&M and TX Maxx.

Lot
18

Auction
10th December 2026

Rent
£70,500 per Annum Exclusive

Status
Available

Sector
Government Let Office

Auction Venue
Live Streamed Auction

Location

Miles	10 miles west of Warrington, 15.5 miles south-east of Liverpool, 28 miles north-west of Manchester
Roads	A533, A558, M56 (Junction 12)
Rail	Runcorn Railway Station
Air	Liverpool John Lennon Airport (5 miles), Manchester Airport (19 miles), Blackpool International Airport (32 miles)

Situation

The property is situated on the western side of Crown Gate at its junction with East Lane just east of the A533 Central Expressway in Runcorn. The M56 (Junction 12) is approximately 2 miles to the north, providing access to the wider motorway network, including Manchester, Chester and North Wales. Within close proximity of the property is the Runcorn Shopping City, Trident Retail Park and Halton General Hospital. Nearby occupiers McDonald's, Costa Coffee, Greggs, Domino's, Iceland, ASDA, ALDI, B&M and TX Maxx.

Tenure

Freehold.

Description

The property comprises a detached two storey office building benefitting from 33 car parking spaces upon a site area of 0.32 Ha (0.79 acres).

VAT

VAT is applicable to this lot.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Office Office	453.63 452.80	(4,883) (4,874)	SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT (t/a Runcorn Probation Office)	5 years from 16/01/2027 (1)	£70,500
Total		**906.43**	**(9,757)**			**£70,500**

(1) The property is currently let on a lease until 16/01/2027. A lease renewal has completed for a further 5 years.

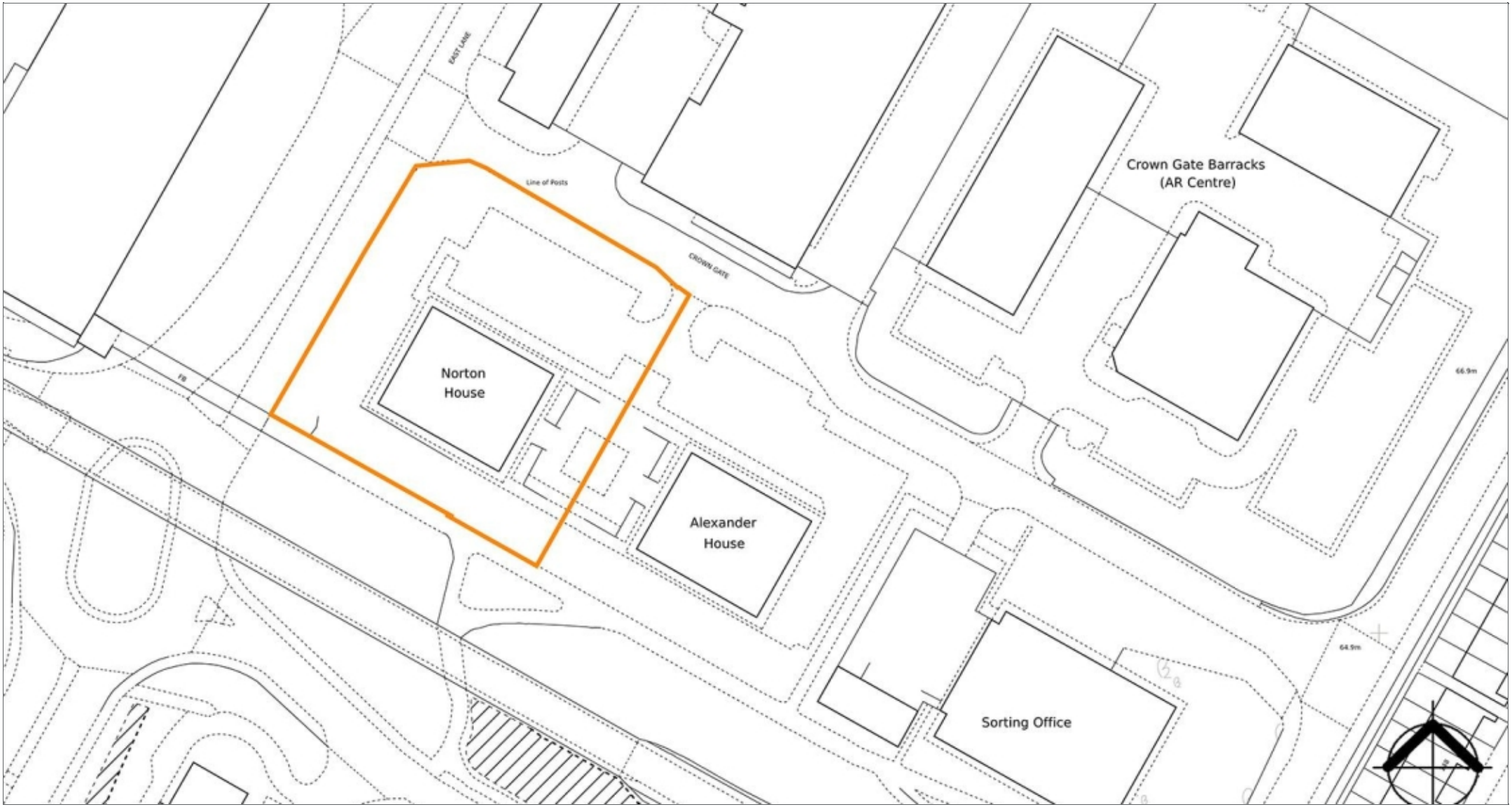

Norton House
SP22 ZXK
MW23 DKY


Norton House








EAST LANE
Line of Posts
CROWN GATE
Crown Gate Barracks
(AR Centre)
Norton
House
Alexander
House
Sorting Office
66.9m
64.9m

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2026