Widnes

A Towngate Plc Property

Unit 5 Towngate Business Centre

Everite Road, Widnes, WA8 8PT

TO LET
Warehouse/Industrial Unit

77,149 Sq Ft (7,167 Sq M)

- Eaves height from 5m to 8.5m
- 8 dock level loading doors
- Available with yard/loading facilities
- 24 Hour Manned security and a comprehensive CCTV system
- Flexible rents and competitive terms
- Excellent access M62/M57 & M56
- Ideally located for Widnes/Runcorn, Liverpool & Warrington

TOWNGATE PLC www.towngate.plc.uk

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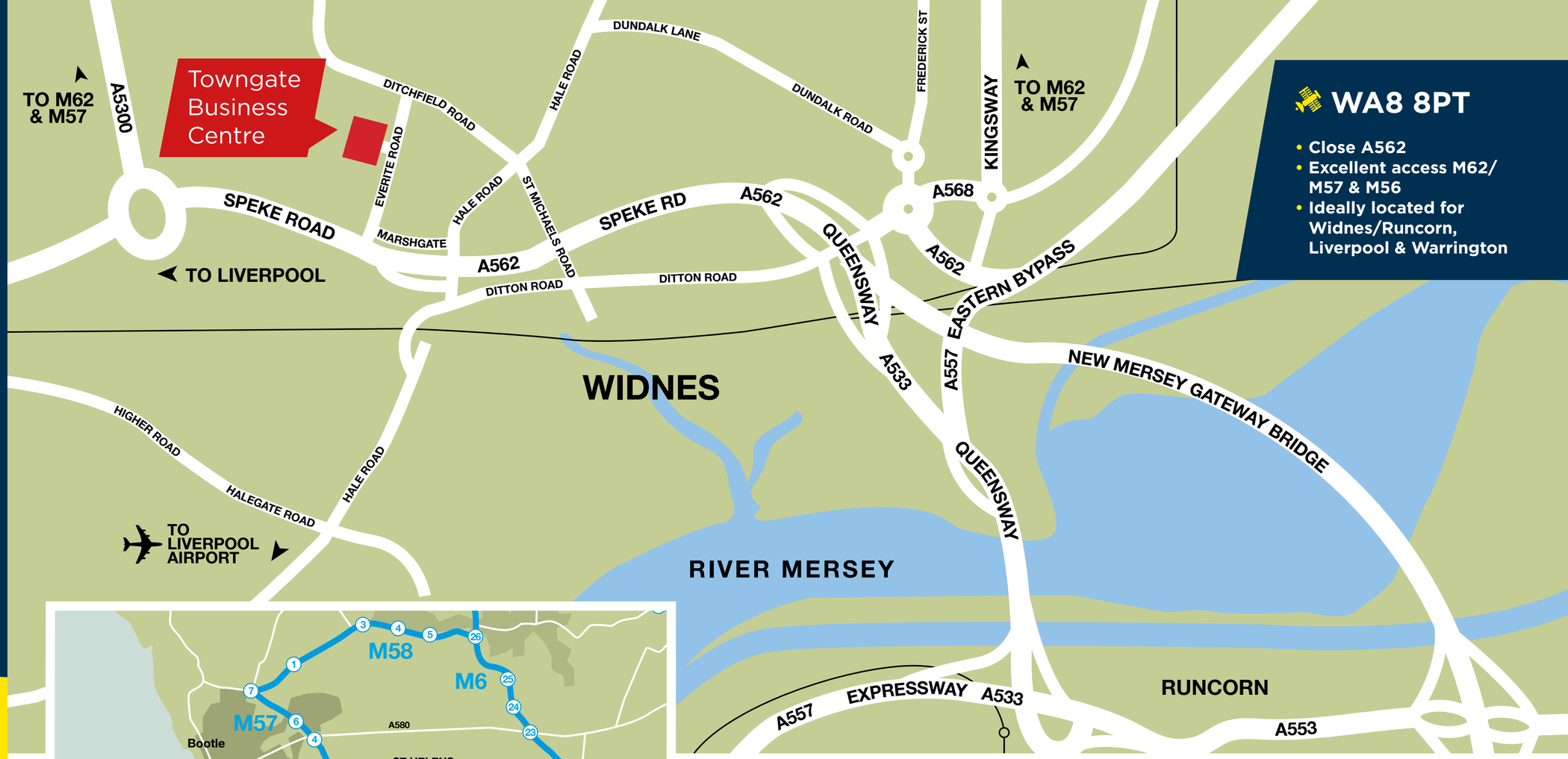

WA8 8PT

- Close A562
- Excellent access M62/ M57 & M56
- Ideally located for Widnes/Runcorn, Liverpool & Warrington

LOCATION

Towngate Business Centre is located on Everite Road, Widnes off the main A562 Speke Road providing motorway access at junction 6/1 of the M62/M57 to the north and at junction 12 of the M56 to the south.

The A562 provides direct access into Liverpool, Runcorn and Warrington.

The property is located on a well established industrial estate, a few yards off the A562, the main road from Liverpool to Widnes. Liverpool Airport is 5 miles to the west and the docks at Liverpool and Birkenhead are 10 and 15 miles away, respectively. Manchester International Airport, the third busiest in the UK, is 30 miles to the east.

With connections to the M6, M56, M57 and M62 close by, the property is in an excellent location for distributing to all parts of the country. Railway stations at Liverpool, Widnes and Runcorn provide train access to all parts of the UK.

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DESCRIPTION

The property provides a substantial warehouse/distribution/industrial unit and is available with a large yard to the front and ample loading and parking. There is a potential for an additional yard facility if required. The estate is protected by tall fences, CCTV cameras and a manned security gatehouse, making the unit suitable for occupiers who have a requirement for high levels of security.

Externally, an adjoining yard is available and ample car parking.

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- Available with yard/loading facilities
- 8 dock level loading doors
- Loading canopy
- 24 Hour Manned security and a comprehensive CCTV system

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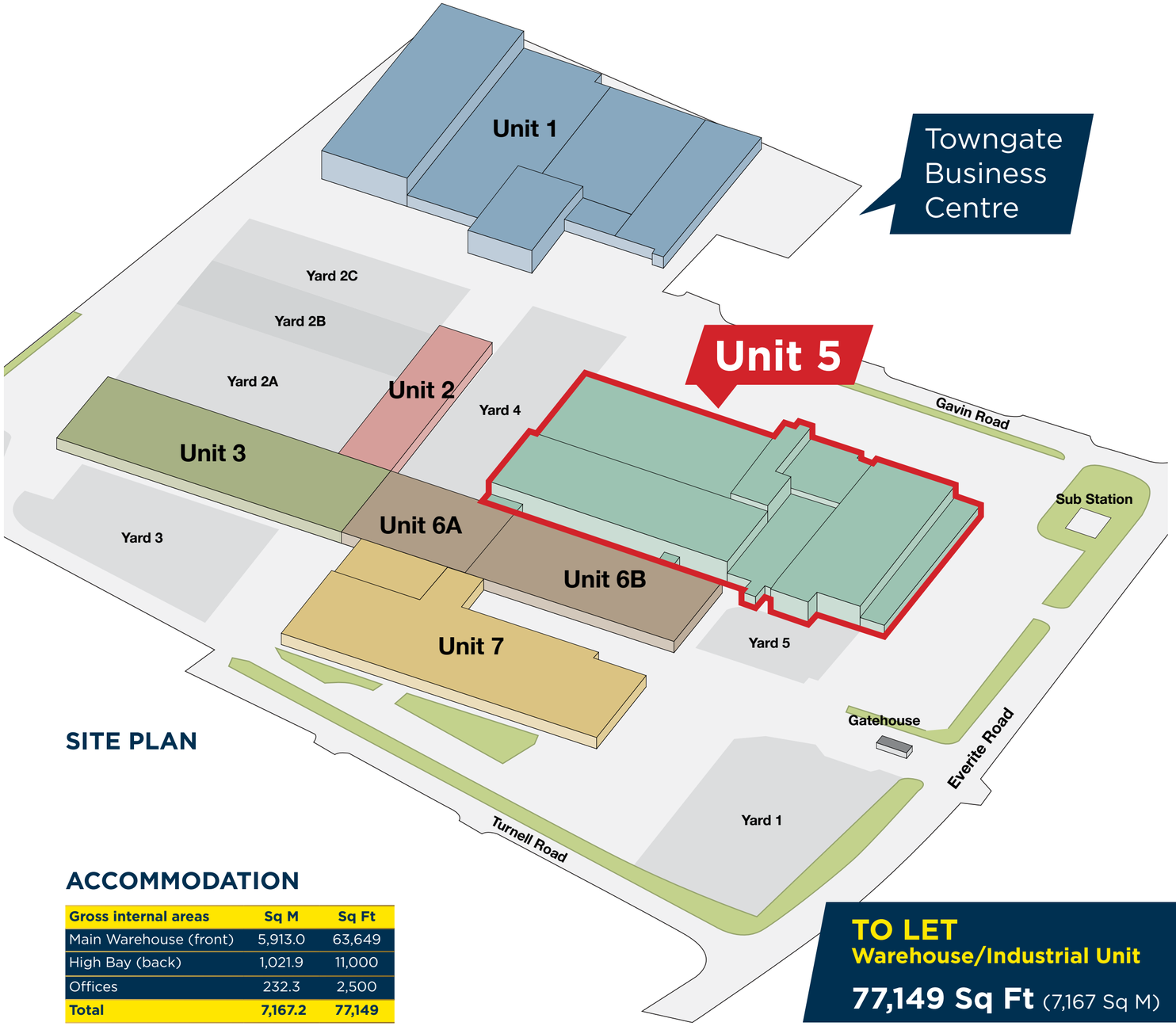

SITE PLAN

ACCOMMODATION

Gross internal areas	Sq M	Sq Ft
Main Warehouse (front)	5,913.0	63,649
High Bay (back)	1,021.9	11,000
Offices	232.3	2,500
Total	**7,167.2**	**77,149**

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TERMS

The premises are available on a leasehold basis. Consideration will be given to flexible terms.

EGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATES

Further details are available from the letting agents, www.towngate.plc.uk or alternatively via the Local Rating Authority who can be contacted on 0161 734 4711.

VAT

VAT will be charged as applicable.

VIEWINGS

Strictly by appointment with the joint agents **Andrew Littler** or **Tracy Myers** at **Littler & Associates** on **0161 237 1873, Darren Hill** at **CBRE** on **1051 224 7666** or **Jon Thorne** at **B8** on **01925 320 520.**

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