

# UNIT 1 SPEKE APPROACH

WIDNES WA8 8FZ

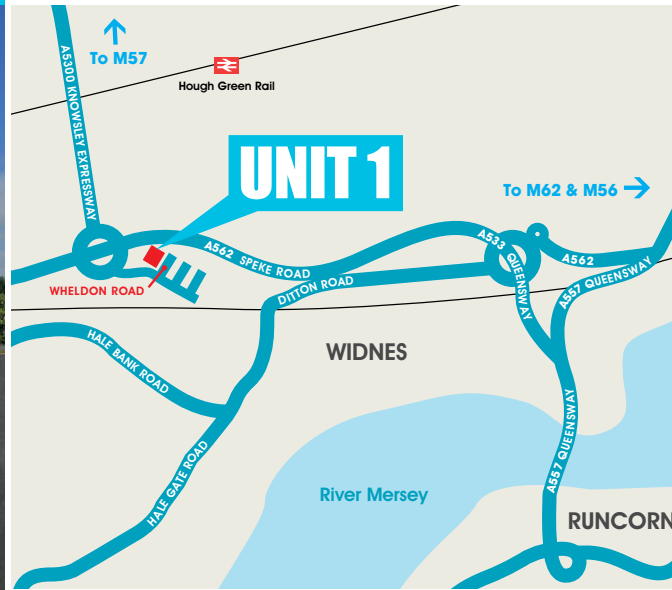


## TO LET

Modern Detached Warehouse  
Accommodation with Offices

15,009 Sq Ft (1,394 Sq M)

Undergoing Refurbishment



## LOCATION

The unit is situated immediately off the roundabout junction of the Knowsley Expressway and Speke Road. The estate is within a short distance of the M62 (Junction 6) whilst M56 (Junction 12) is also close by.

Unit 1 occupies a prominent position at Newstead Road and Wheldon Road.



## DESCRIPTION

The property was built in 2004 approximately and comprises a detached steel portal frame building benefiting from the following:-

- 7.27 metres to underside of haunch
- Two electrically operated level access loading doors
- Private concrete yard secured with paladin fencing
- Separate parking (28 spaces approximately)
- Lighting throughout
- Integral two storey offices
- WC's

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## ACCOMODATION

The approximate gross internal floor areas are as follows:-

	SQ FT	SQ M
Warehouse	12,713	1,181
Ground Floor Office / Amenities	1,289	119
First Floor Office	1,007	93
Total	15,009	1,393

The property occupies a site of approximately 0.87 acres (0.35 hectares).

## RATING ASSESSMENT

We are advised the property has a Rateable Value of £77,500. Interested parties are advised to confirm this with the Local Rating Authority (Halton Borough Council).

## TERMS

The property is available by way of a new lease for a term of years to be agreed.

## EPC

The property has an EPC rating of C61.

## VAT

VAT will be charged where applicable at the prevailing rate.

## LEGAL COSTS

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

## FURTHER INFORMATION

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