



TOTAL PARK WIDNES

GORSEY LANE, WIDNES
WA8 0GW

TO LET
UNIT 2 - 24,705 SQ FT

**B1, B2 AND B8
DEVELOPMENT**

MERSEY GATEWAY
CROSSING

RUNCORN
BRIDGE

A533

UNIT 2

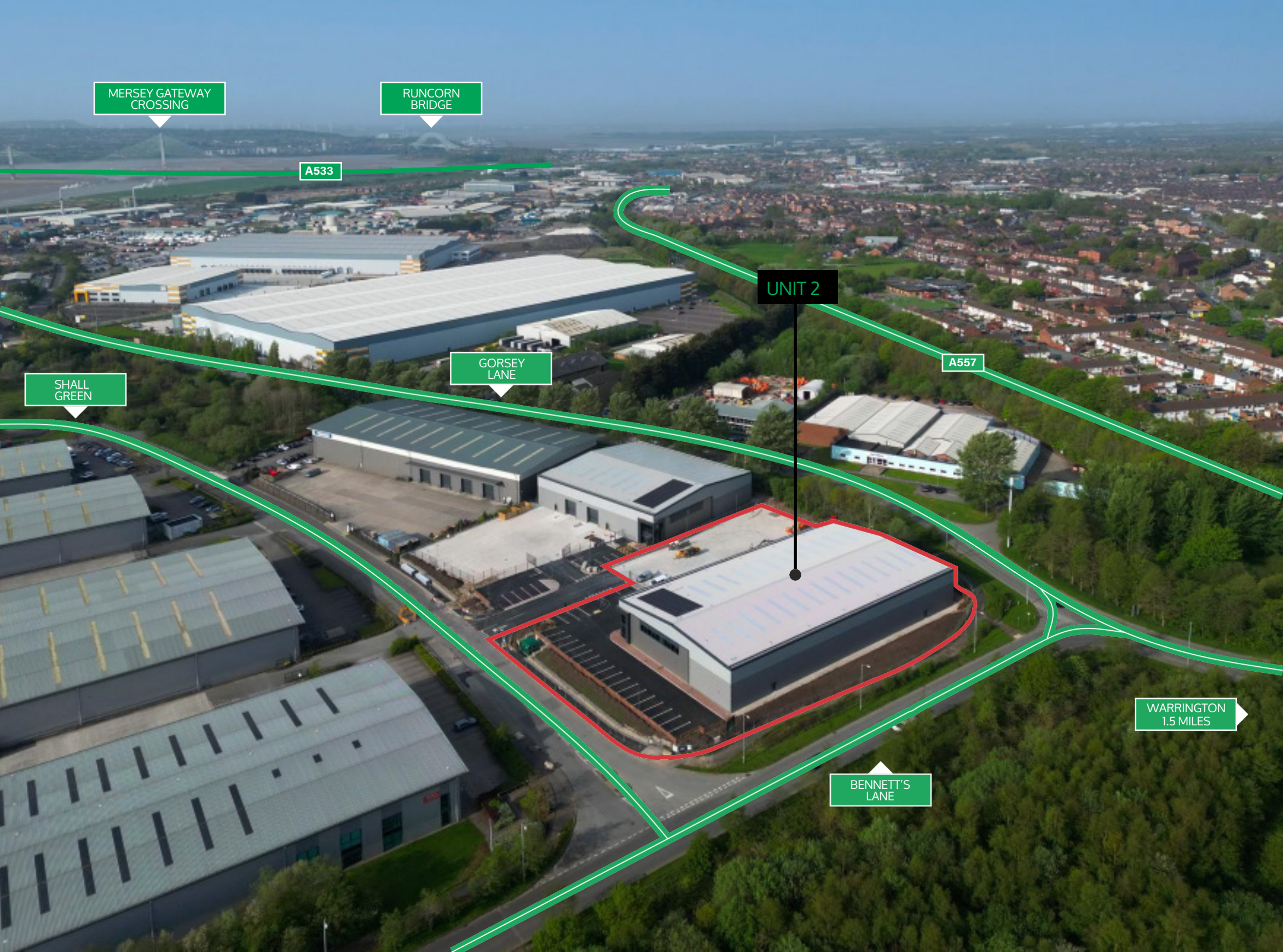
SHALL
GREEN

GORSEY
LANE

A557

WARRINGTON
1.5 MILES

BENNETT'S
LANE



THE SCHEME

Total Park, Widnes is a B1, B2 and B8 opportunity for up to 24,705 sq ft on a 2.5 acre site which can be delivered to an occupiers required specifications.



8m eaves height



40 kN/m² floor loading



250 KVA power supply* *capable of upgrade



2 Level access loading doors



Fully secure private yards



Dedicated car parking



Fully fitted office space



WC's & shower facilities



Leasehold or Freehold

UNIT 2	SQ FT	SQ M
Warehouse	21,502	1,997.60
First Floor Offices	2,519	234.00
Ground Floor Core	684	63.54
TOTAL	24,705	2,295.14







LEADING LOCATION

Total Park Widnes is approximately one mile east of Widnes and links directly to the A562 Fiddlers Ferry Road and A557 Eastern By-Pass giving easy access to J7 / M62, 4 miles to the North, putting Liverpool, Warrington and Manchester within easy reach.

Destination	Distance	Time
Warrington	5 miles	12mins
John Lennon Airport	8 miles	21mins
M6 (J21a)	11miles	14mins
Liverpool	14miles	30 mins
Manchester	27 miles	37mins



The Mersey Gateway Crossing and associated infrastructure has improved strategic transport routes via M62 Merseyside and M56 Cheshire linking the Liverpool City Region / North West to the rest of the UK.



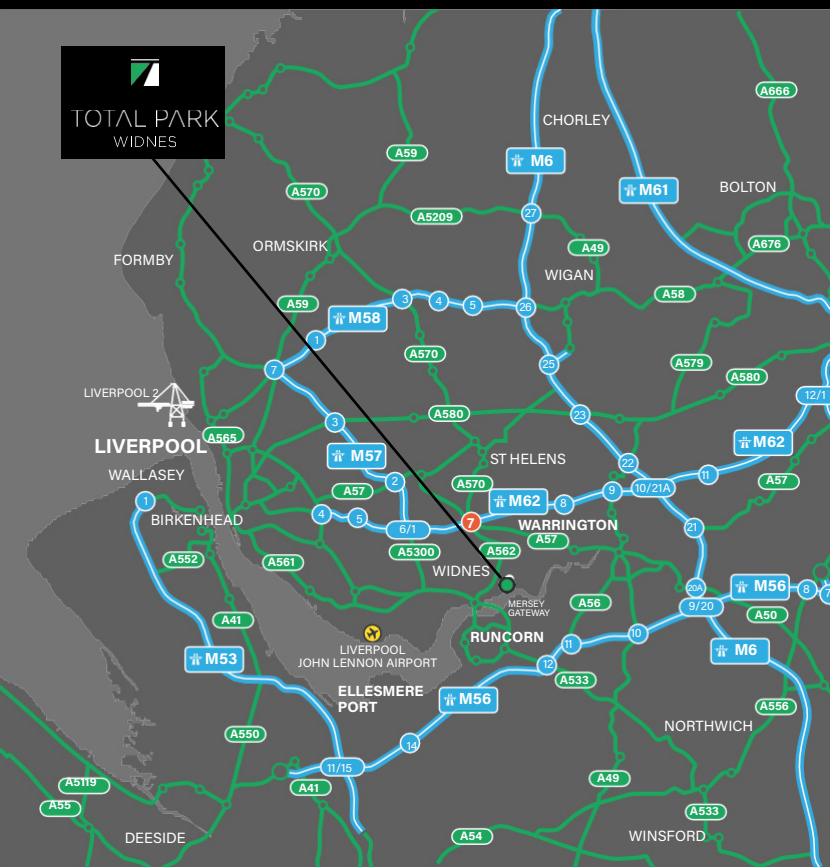
Peel Ports has invested £400 million constructing Liverpool2, to further expand the UK's largest transatlantic port and to create one of Europe's most advanced container terminals.



The advanced manufacturing and automotive sector exerts a significance influence within North West. The area is home to a significant automotive cluster anchored by JLR (Speke) and Bentley Motors (Crewe).

TERMS

Unit(s) are available to purchase freehold or to let by way of full repairing and insuring leases, on terms to be agreed.



FOR MORE INFORMATION PLEASE CONTACT:



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