



**UNIT 4 FOUNDRY LANE HALEBANK INDUSTRIAL ESTATE
WIDNES WA8 8TZ**

7,222 sq ft (670.96 sq m)

- Self-contained site
- 7m eaves height
- Excellent transport links
- 3 Phase electric supply
- 2 storey office accommodation

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LOCATION

Widnes is an industrial town in the Borough of Halton, approximately 14 miles East of Liverpool, 7 miles West of Warrington, and 26 miles South-West of Manchester.

The property itself is situated on the established Halebank Industrial Estate and is accessed from Pickering Road, 5 minutes drive from the Speke Road Expressway which links the Knowsley Expressway and M6 motorway. The main A562 Speke Road provides motorway access at J6/1 of the M62/M57 to the North and at J12 of the M6 to the South, also providing direct access into Liverpool, Runcorn and Warrington.

Liverpool Airport is 5 miles to the West, Manchester International Airport 30 miles to the East and the docks at Liverpool and Birkenhead are within easy reach.

ACCOMMODATION

	Size (sq ft)	Size (sq m)
Warehouse	4,998	464.30
Ground Floor Offices & Amenity	1,000	92.90
First Floor Offices & Amenity	1,225	113.76
TOTAL	7,222	670.96

DESCRIPTION

The property comprises a modern detached industrial warehouse. With connections to the M6, M56, M57 and M62 motorways all within easy reach, Unit 4 provides an excellent location for distribution, with the new Mersey Gateway Bridge further improving connectivity.

The premises benefit from the following specification:

- Steel portal frame construction
- 7m Eaves height
- Self-contained site
- Staff/Parking area
- Two storey offices with additional accommodation
- Level access loading door
- Secure service yard
- Fully fenced site with electric gated access





LEGAL COSTS

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

VAT

VAT will be charged where applicable at the prevailing rate.

EPC

An EPC has been commissioned and will be available on request

LEASE TERMS

The unit is available by way of a new FRI lease on terms to be agreed.

Anti-Money Laundering

Under Anti-Money Laundering Regulations we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

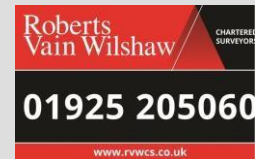
VIEWINGS

For further information please contact:

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