

GATEWAY 122

LISTER ROAD | RUNCORN | WA7 1SW

TO LET INDUSTRIAL WAREHOUSE / DISTRIBUTION UNIT 122,478 SQ FT (11,379 SQ M)

A533 BRIDGEWATER EXPRESSWAY

**TO BE REFURBISHED
READY FOR OCCUPATION Q2 2024**

9M EAVES HEIGHT | SELF-CONTAINED | 45M DEEP SECURE CONCRETE LOADING YARD | 8 X DOCK LEVEL / 2 X LOADING DOORS

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DESCRIPTION

The property comprises a detached industrial warehouse unit constructed in 1980's and provides the following specification:



9m eaves
(to underside of haunch)



Steel frame construction



8 dock level loading doors



2 level access loading doors
(including 1 canopied)



LED Lighting



Existing racking
(may be available)



Secure 45m deep loading yard with Gatehouse entry



Concrete construction mezzanine extending to 23,578 sq ft



Separate car parking for approximately 60 vehicles



Gatehouse



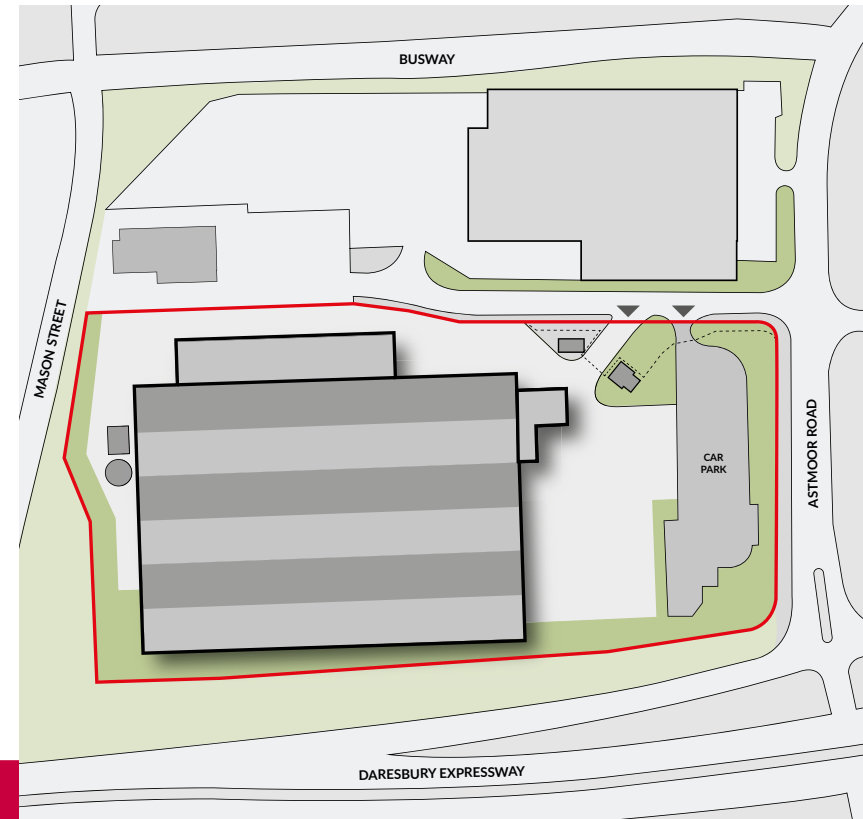
Sprinkler system



Fitted offices



300 Kva power supply



ACCOMMODATION

Area	sq m	sq ft
Warehouse	10,957.99	117,019
Ground & First Floor Offices	420.60	4,527
Gatehouse	30.25	326
Transport Offices	56.28	606
Total GIA	11,378.59	122,478



**TO WIDNES / LIVERPOOL /
M62 / JOHN LENNON AIRPORT**

A533 CENTRAL EXPRESSWAY

**TO RUNCORN M56 /
M53 / CHESTER**

A533 BRIDGEWATER EXPRESSWAY

ASTMOOR ROAD

LISTER ROAD

KERRY INGREDIENTS



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LOCATION

Runcorn is a major distribution location in the North West due to its excellent motorway connectivity located adjacent to the M56 (served by Junctions 11 and 12) and access to the wider motorway network.

The M56 connects with the M6 (Junction 20) 9 miles east and the M53 (Junction 11) 8 miles west. In addition, the M62 is located approximately 7 miles to the north accessed via the A557.

The Mersey Gateway toll bridge which opened in 2017, is located within immediate proximity providing connections between Runcorn and Widnes and Merseyside.



what3words

strain.share.train

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LEASE TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

Available upon request.

LEGAL COSTS

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

BUSINESS RATES

Interested parties should make their own enquiries to the local authority.

CONTACT

For further details or to arrange an inspection please contact:



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