

UNIT 1 SPEKE APPROACH

WIDNES WA8 8FL

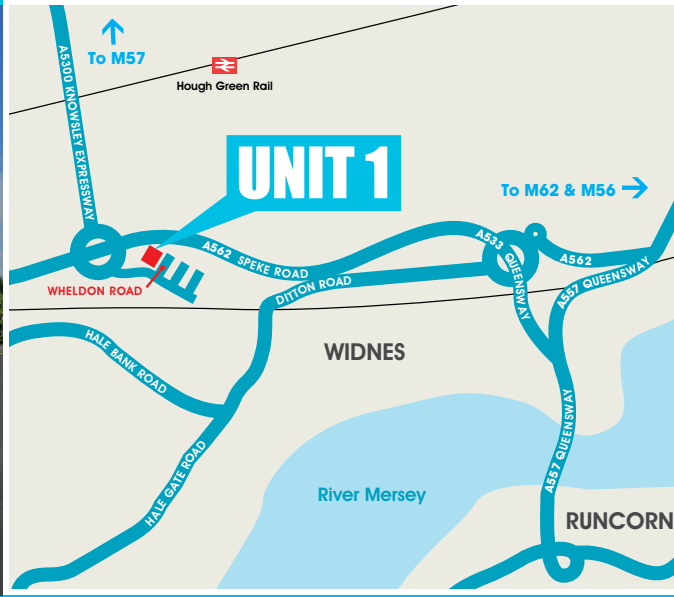


TO LET

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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