

Widnes 54



Available Now

Industrial / Warehouse Unit
54,456 SQ FT **TO LET**

Widnes 54
Cheshire WA8 0RN



Widnes54

KAMMAC

GORSEY LANE

New Site Entrance

NHS

WELL-ESTABLISHED AND READY FOR OCCUPATION

Access to the building is from the east of the site via Gorse Lane. From the west, it can be reached from Widnes Expressway via Fiddler's Ferry Road. The junction at Fiddler's Ferry Road is being upgraded by the construction of a new roundabout. Widnes Town Centre is approximately one mile to the west of Gorse Point, with more local amenities available at the recently revamped Widnes Retail Park. The newly developed Hive Retail and Leisure Park is also nearby.

ESG FOCUSED

Widnes54 has been constructed with environmental impact and occupier operation in mind. The unit is both EPC A and BREEAM Excellent.



Led Lighting
in Offices



BREEAM
'Excellent'



EV
Charging

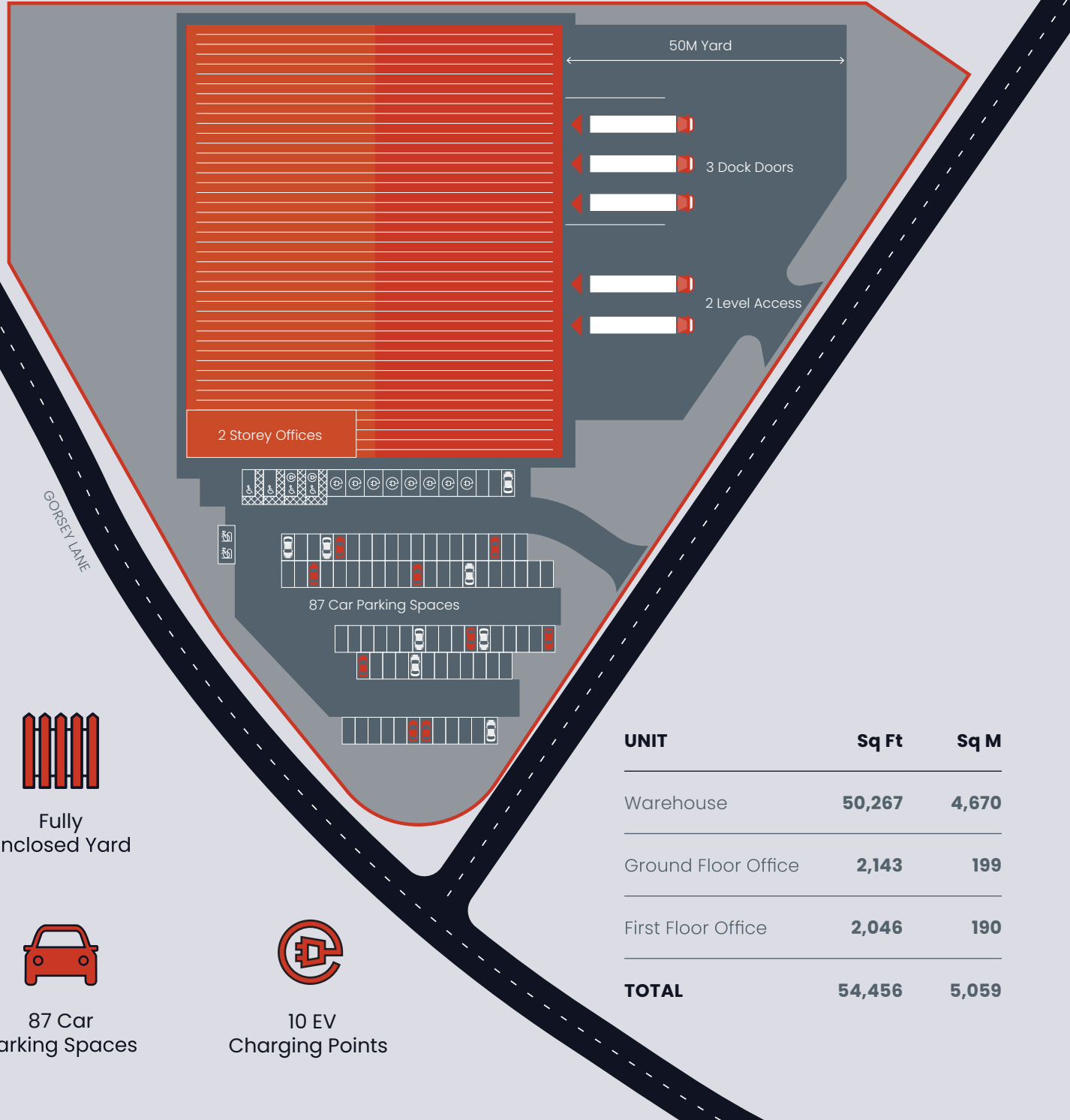


EPC
Rating 'A'



EXCEPTIONAL SPECIFICATION

A prime industrial / warehouse unit of 54,456 sq ft, Widnes54 benefits from a fully enclosed yard, 50m yard depth, generous car parking and two storey offices.



3 Dock Doors & 2 Level Access



10m Eaves Height



50kN/M2 Floor Loading Capacity



Grade A Two-Storey Offices



Fully Enclosed Yard



200kVA Power Supply



50m Yard Depth

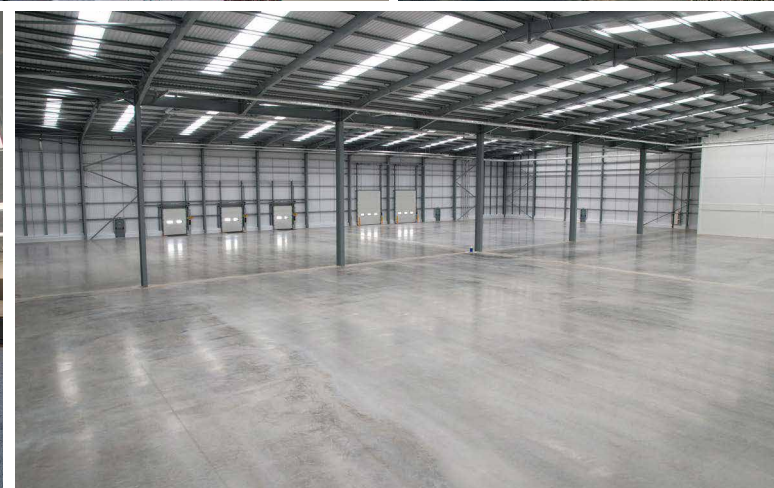


87 Car Parking Spaces



10 EV Charging Points

UNIT	Sq Ft	Sq M
Warehouse	50,267	4,670
Ground Floor Office	2,143	199
First Floor Office	2,046	190
TOTAL	54,456	5,059



EXCELLENT CONNECTIVITY

The site is located within 3.5 miles of the M62, J7; 5 miles from the M56, J12 and with direct access to the Mersey Gateway Bridge, which links Runcorn to Widnes.

The site benefits from excellent connectivity to the regional motorway network; the 3M Rail Freight Terminal at Widnes; Garston Docks; The Port of Liverpool, and Liverpool John Lennon Airport.

FREEPORT INCENTIVES

Widnes54 is located within the LCR Freeport and businesses based within the LCR Freeport can apply to become a Customs Site Operator and once approved may benefit from; Duty suspension, Duty exemption, Duty inversion and Movement by Conduct. Please contact the agents for more information.

DRIVE TIMES	Miles	Mins
Liverpool Airport	9.0	24
Liverpool	12.5	27
Manchester Airport	30.6	54
Manchester	27.4	60
Leeds	65.0	120



Further Information



Jonathan Thorne
jon@b8re.com
07738 735 632

Alex Perratt
alex@b8re.com
07951 277 612



Andrew Lynn
andrew.lynn@dtre.com
07795 107 469

Jack Weatherilt
jack.weatherilt@dtre.com
07920 468 487

