



Mersey Gateway Park

DITTON RD,
WIDNES
WA8 0NZ

DESIGN & BUILD
OPTIONS
AVAILABLE
(Subject to Planning)

TO LET ROADSIDE RETAIL / DRIVE THROUGH / TRADE COUNTER / INDUSTRIAL

NEW BUILDS BETWEEN 3,000 TO 30,000 SQ FT





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POTENTIAL USES

FOOD STORE

RETAIL

HOTEL

PUB/RESTAURANT

CAR DEALERSHIP

DRIVE-THRU

FORECOURTS

MOTOR TRADE

BUILDERS MERCHANTS

TRADE COUNTER UNITS

SHOWROOMS

SIMILAR OR RELATED USES

To
M62 (J7)



WIDNES
TOWN CENTRE



To
M57 &
LIVERPOOL



A562 EXPRESSWAY

DITTON ROAD

MERSEY GATEWAY BRIDGE

TESCO

3MG
MULTI-MODAL
GATEWAY

Stobart

TRAFFIC FLOW



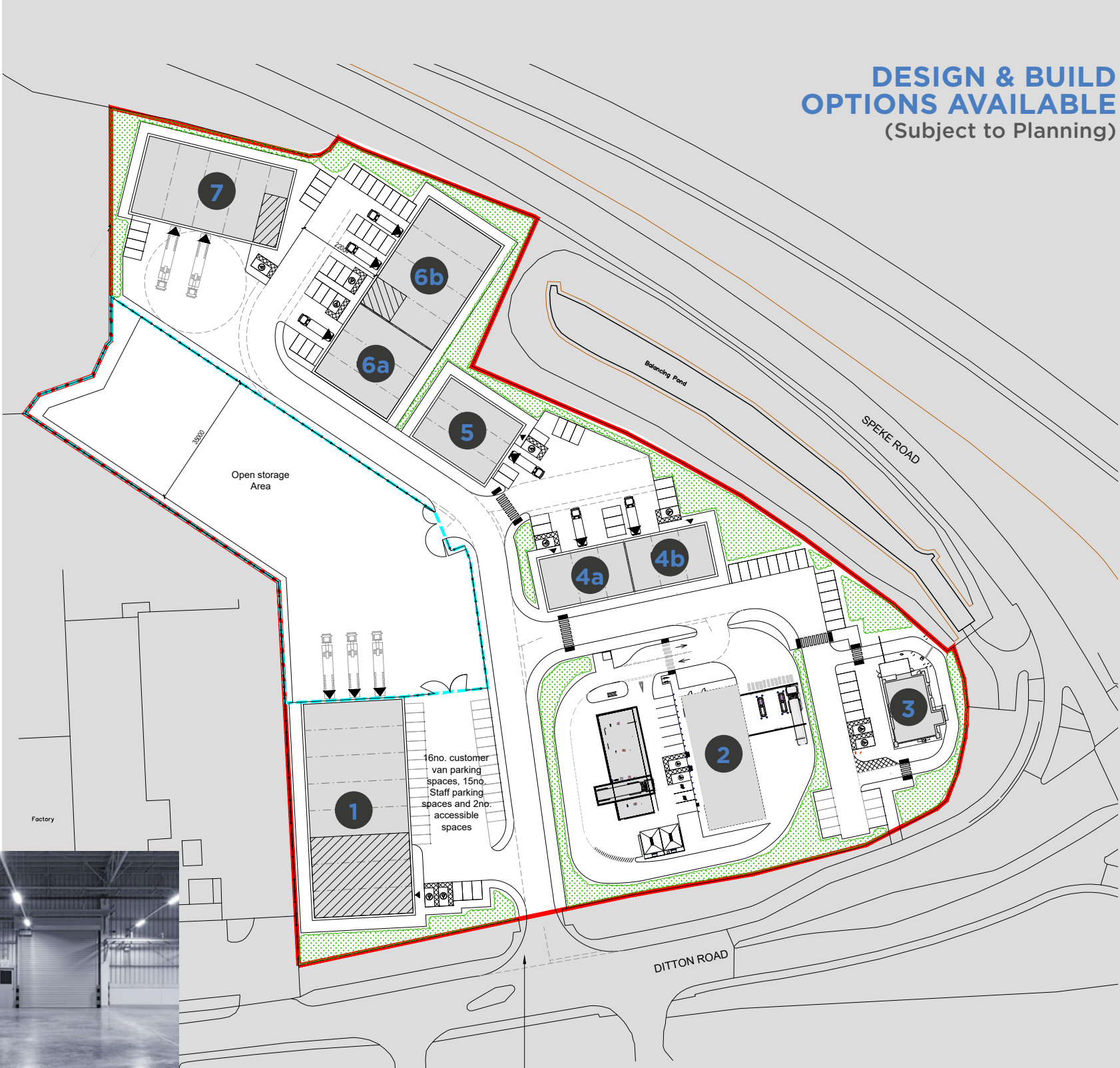
up to c.79,000*

vehicles per day crossing
the two adjacent bridges

THE SITE

Unit	Description	Floor Levels	SQ M	SQ FT
1	Merchants	Ground	1,378	14,800
		First	518	5,500
		Unit Total	1,896	20,300
2	Petrol Filling Station	Ground	471	5,000
3	Drive-thru	Ground	168	1,800
4a	Industrial/Trade	Ground	286	3,070
4b	Industrial/Trade	Ground	286	3,070
5	Industrial/Trade	Ground	396	4,260
6a	Industrial/Trade	Ground	458	4,920
6b	Industrial/Trade	Ground	700	7,530
		First	70	750
		Unit Total	770	8,280
7	Industrial/Trade	Ground	760	8,180
		First	77	820
		Unit Total	837	9,000
TOTAL			5,568	59,700

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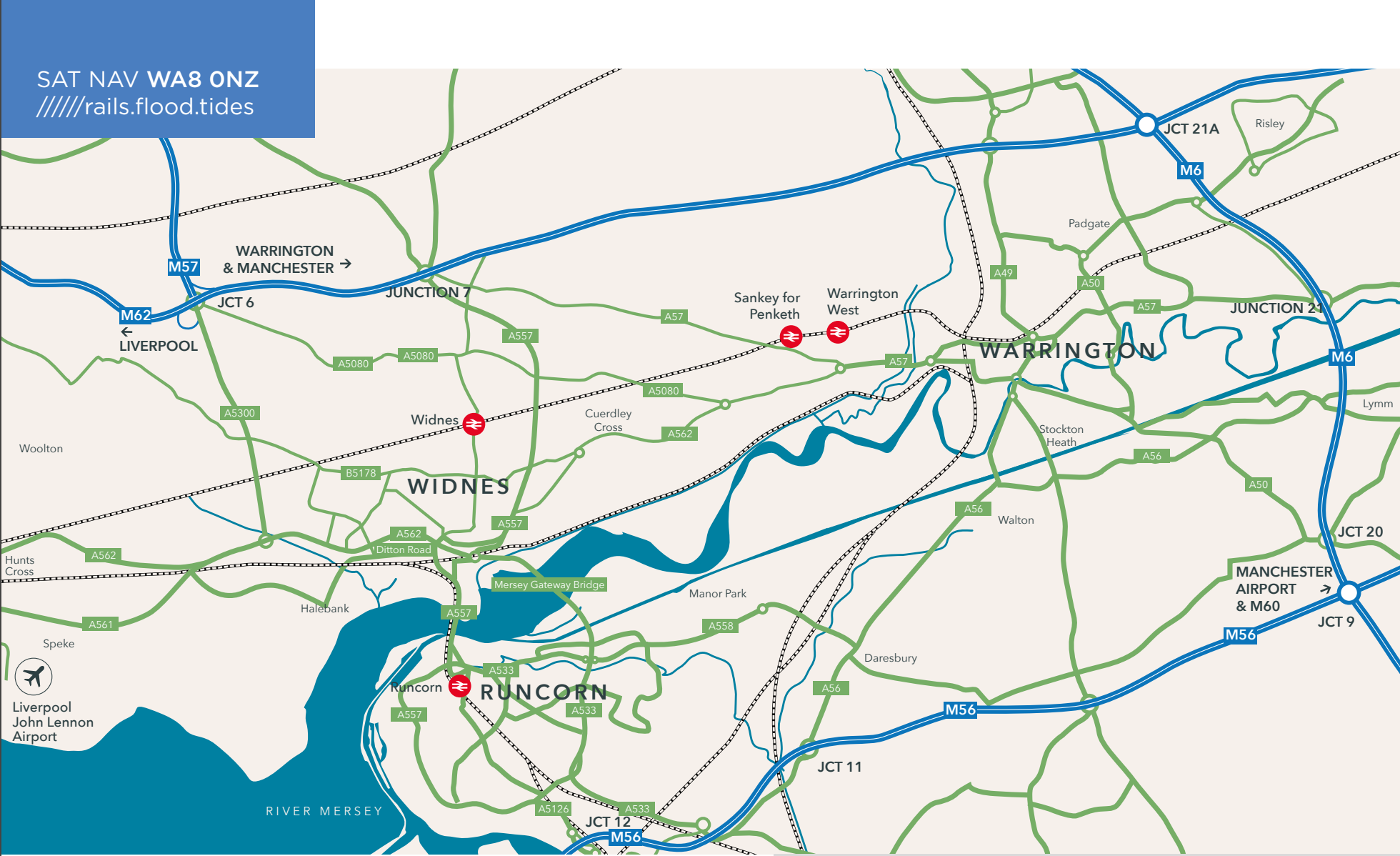
LOCATION

THE PROPERTY HAS EXTENSIVE FRONTAGE ONTO DITTON ROAD WITHIN A HIGHLY ESTABLISHED INDUSTRIAL AREA TO THE WEST OF WIDNES TOWN CENTRE

The property benefits from fast access on to the A562 expressway, providing a direct and fast link to the M62/M57 interchange to the North and Liverpool City Centre to the West.

Access to the M56 to the South has been greatly improved via the Mersey Gateway Bridge immediately to the East of the property.

The property is situated close to the Mersey Multi-Modal Gateway (3MG). The highly successful 3MG is a unique piece of infrastructure with unrivalled features including access to UK deep sea ports via rail and road infrastructure.



DRIVE TIMES

Widnes	5 mins
Runcorn	8 mins
Warrington	14 mins
Liverpool City Centre	25 mins
Manchester City Centre	30 mins
Manchester Airport	30 mins



WIDNES CONNECTIVITY

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 town benefits from excellent transport infrastructure as detailed below:

Widnes is located within 4 miles of the intersection of the M62 and M57 motorways, with Junction 21a of the M6 motorway within 7 miles, making it an excellent strategic distribution location in which to serve the North West of England and wider UK area. The M62 motorway connects Liverpool to Leeds via the M60 orbital motorway.

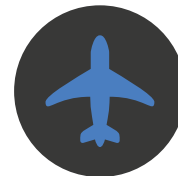
Liverpool John Lennon Airport is within 5 miles of Widnes. It is a hub for Europe's two largest low cost airlines, Easyjet and Ryanair, handling over 4.95 million passengers in 2017. There are regular scheduled flights to domestic and European destinations, as well as charter flights, to over 60 destinations.

Runcorn Railway Station is approximately 10 minutes to the south of Widnes, situated on the West Coast Mainline (served by Virgin Trains) with an approximate journey time of 2 hours to London Euston. Furthermore, Widnes station provides regional and local services with approximate journey times of 24 minutes to Liverpool and 30 minutes to Manchester.

The Port of Liverpool is ranked among Britain's major container ports and is the country's principal gateway for trade with the United States and Canada, serving more than 100 global destinations. The Seaforth Container Terminal handles nearly 700,000 TEUS (20ft container units) a year and has recently benefitted from £400m worth of investment to create a new deep sea container terminal known as Liverpool2.



M57/M62
8 Mins Drive
M56 (J12)
12 Mins Drive



Liverpool
John Lennon
Airport
12 Mins Drive



Runcorn Station
9 Mins Drive
Widnes Station
10 Mins Drive



The Port
Of Liverpool
30 Mins Drive



WIDNES DEMOGRAPHIC

YOUNG WORKFORCE

THE TOTAL WORKING
AGE GROUP IS YOUNG
BY NATIONAL
STANDARDS, WITH
ONE IN THREE BEING

UNDER 30



41,700

PEOPLE WORK
IN THE
LOGISTICS AND
DISTRIBUTION
SECTOR

NEARLY
1.2 MILLION
PEOPLE LIVE
WITHIN THE PEAK
HOUR'S JOURNEY
TO WORK AREA
OF WIDNES

HIGHLY SKILLED WORKFORCE



£

COMPETITIVE
LABOUR
MARKET COSTS
IN THE COMMUTE AREA



UP TO c.79,000*
VEHICLES PER DAY
CROSSING THE TWO
ADJACENT BRIDGES

*The figures shown are for 10/01/2024 <https://merseygateway.co.uk/mersey-gateway-statistics-dashboard/>





**Mersey
Gateway
Park**

**DITTON RD, WIDNES
WA8 0NZ**

PLANNING

Design & Build options are available (subject to planning).

FURTHER INFORMATION

For further information, or to arrange a viewing, please contact the sole agents, B8.

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