

**Moss Bank Road
Widnes
WA8 0RU**

B8

0151 675 5000
www.b8re.com

FOR SALE

INDUSTRIAL / WAREHOUSE UNITS - 9,778 sq ft



LOCATION

Widnes town centre is located approximately 2 miles to the west. Runcorn lies approximately 2 miles to the south across the River Mersey, whilst Warrington is located 5 miles to the east and Liverpool city centre is located 15 miles to the west.

The site is well positioned for the motorway network, with J7 of the M62 approximately 3 miles to the north and J12 of the M56 approximately 6 miles to the south.

DESCRIPTION

This industrial complex offers three/four units totalling approximately 9,778 sq ft.

Unit to the right of the site: A portal frame unit with brick inner walls beneath an asbestos sheet roof, and a roller shutter door to the front yard. It includes a two-storey office area with a lab, WCs, staff room/canteen and offices. Approx. 5,891 sq ft.

Staff facilities and store (front yard): A staff area with WCs, showers and changing facilities, plus a small adjoining workshop/store. Approx. 565 sq ft combined.

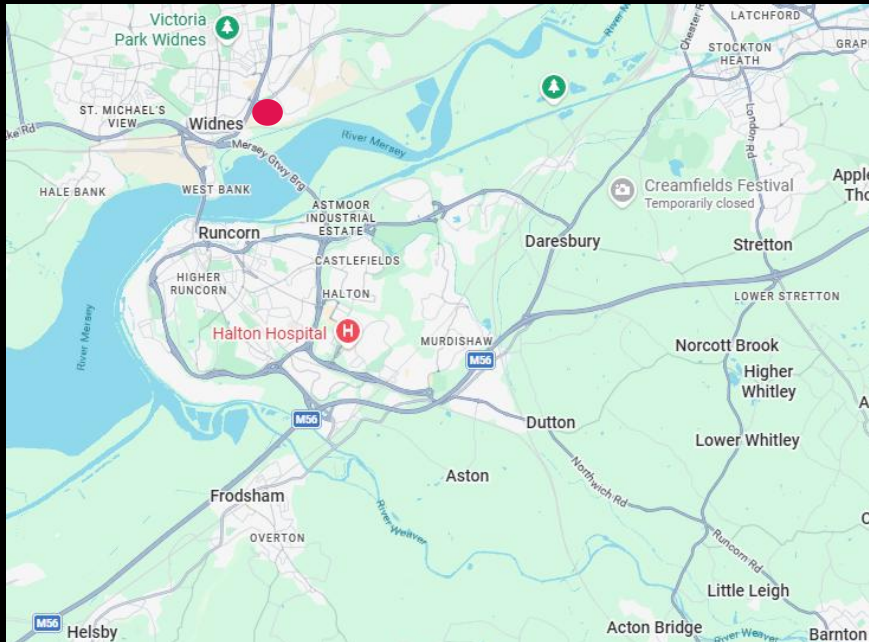
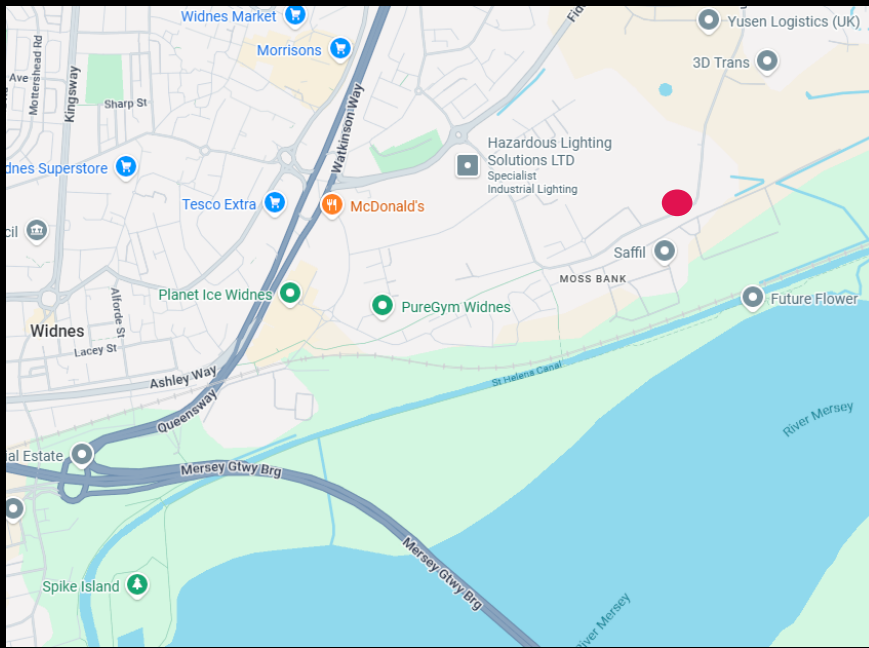
Twin warehouses (left of site): Two portal frame warehouses on brick and blockwork elevations, each with a roller shutter door. They could be combined into one larger unit (subject to planning). Approx. 2,288 sq ft combined.

Final unit: A portal frame unit with LED lighting and roller shutter loading doors at both ends. There is potential to add a mezzanine (subject to planning).

- 6.2m–6.35m eaves height
- Varied unit sizes providing flexible space, capable of subdivision
- WC facilities
- Office facilities



AREA	APPROX SIZE (SQ FT)
Unit Right of Site	5,891
Staff Facilities & Store	565
Twin Warehouses	2,288
Final Unit	1,034
Total	9,778



TERMS

Quoting Price for the freehold interest - £650,000.

LEGAL COSTS

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

EPC

Available on request.

VAT

VAT will be payable at the prevailing rate.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a 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.

CONTACT

For further information / viewings please contact:

Alex Perratt
Alex@b8re.com
07951 277612



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