

TO LET / FOR SALE

GATEWAY 122

LISTER ROAD | RUNCORN | WA7 1SW

INDUSTRIAL WAREHOUSE / DISTRIBUTION UNIT 122,359 SQ FT (11,367 SQ M)

A533 BRIDGEWATER EXPRESSWAY

- > FULLY RACKED
- > c.7,000 PALLET LOCATIONS
- > 9M EAVES HEIGHT
- > SELF-CONTAINED
- > 8 X DOCK LEVEL DOORS
- > 2 X LOADING DOORS

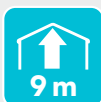
**REFURBISHED &
IMMEDIATELY AVAILABLE**

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DESCRIPTION

Gateway 122 comprises a newly refurbished industrial warehouse, benefitting from 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



Fully racked 7,000 pallet locations



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



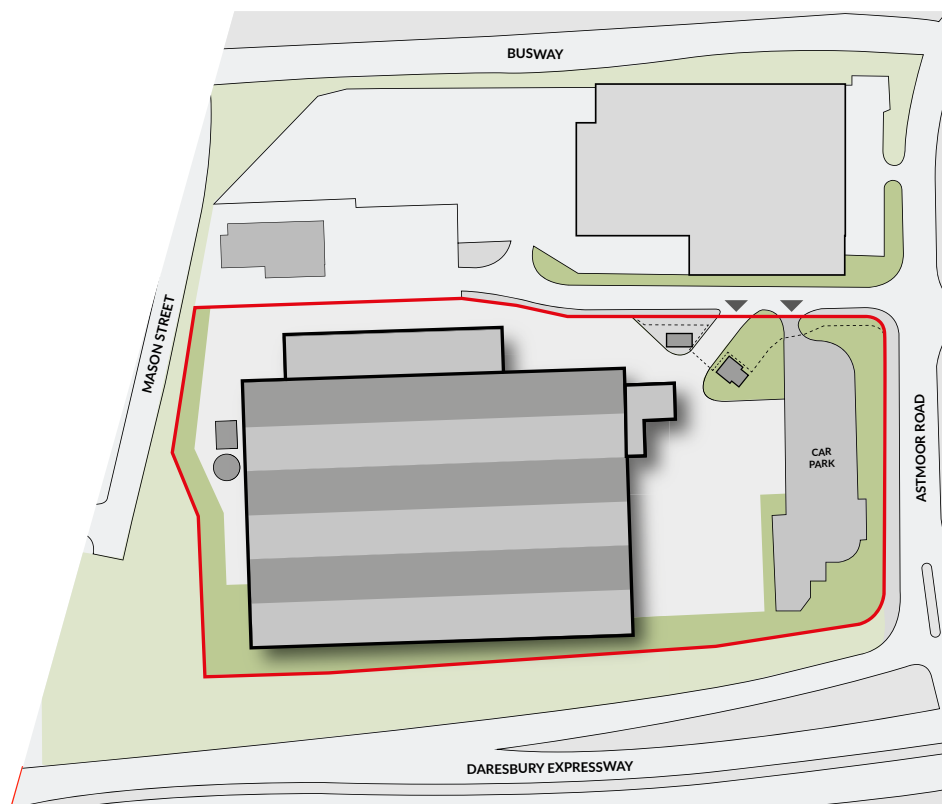
Sprinkler system



Fitted offices



300 Kva power supply



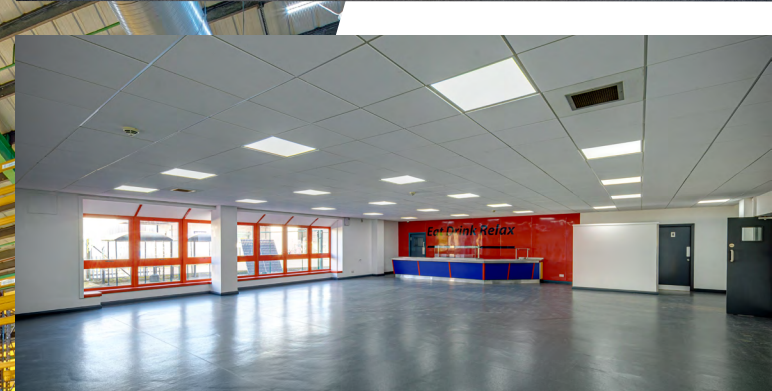
ACCOMMODATION

Area	sq m	sq ft
Warehouse	10,882.30	117,140
Mezzanine*	2,190.48	23,579
Ground & First Floor Offices	398.26	4,287
Gatehouse	30.25	326
Transport Offices	56.28	606
Total GIA	13,557.50	145,937

*mezzanine can be removed subject to occupier requirements

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TO WIDNES / LIVERPOOL /
M62 / JOHN LENNON AIRPORT

A533 CENTRAL EXPRESSWAY

TO RUNCORN M56 /
M53 / CHESTER

DIRECT ACCESS ONTO
BRIDGEWATER EXPRESSWAY

ASTMOOR ROAD

A533 BRIDGEWATER EXPRESSWAY

KERRY INGREDIENTS

LISTER ROAD



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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

TERMS

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

Consideration will be given to a sale - price on application.

EPC

EPC 'B' rating.

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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