

**fisher  
german**

# Unit 2 Gorse Industrial Estate

4 Johnson's Lane, Widnes, WA8 0SJ

Leasehold  
B8 Storage & Distribution  
and E Offices

300 Sq Ft - 11,618 Sq Ft



**To Let** | £60,000 - £67,750 per annum

## Location

The property is situated on Johnson's Lane, close to its junction with Gorsey Lane within Gorsey Industrial Estate and within close proximity to Moss Bank Industrial Estate. It is positioned adjacent to Johnson's Lane Household Waste Recycling Centre. The surrounding area is predominantly industrial in character typified by a diverse mix of industrial premises in terms of age, size, style and condition.

Gorsey Lane links with Widnes Town Centre approximately one mile to the west via Watkinson Way (A557) and Fiddlers Ferry Road. Local amenities are provided nearby at Widnes Retail Park and the Hive Retail & Leisure Park.

Address: Unit 2 Gorsey Industrial, 4 Johnson's Lane, Widnes, WA8 0SJ

What3words: [///arch.rating.bound](https://www.what3words.com////arch.rating.bound)

### Locations

Widnes: 1.5 miles

Runcorn: 3.1 miles

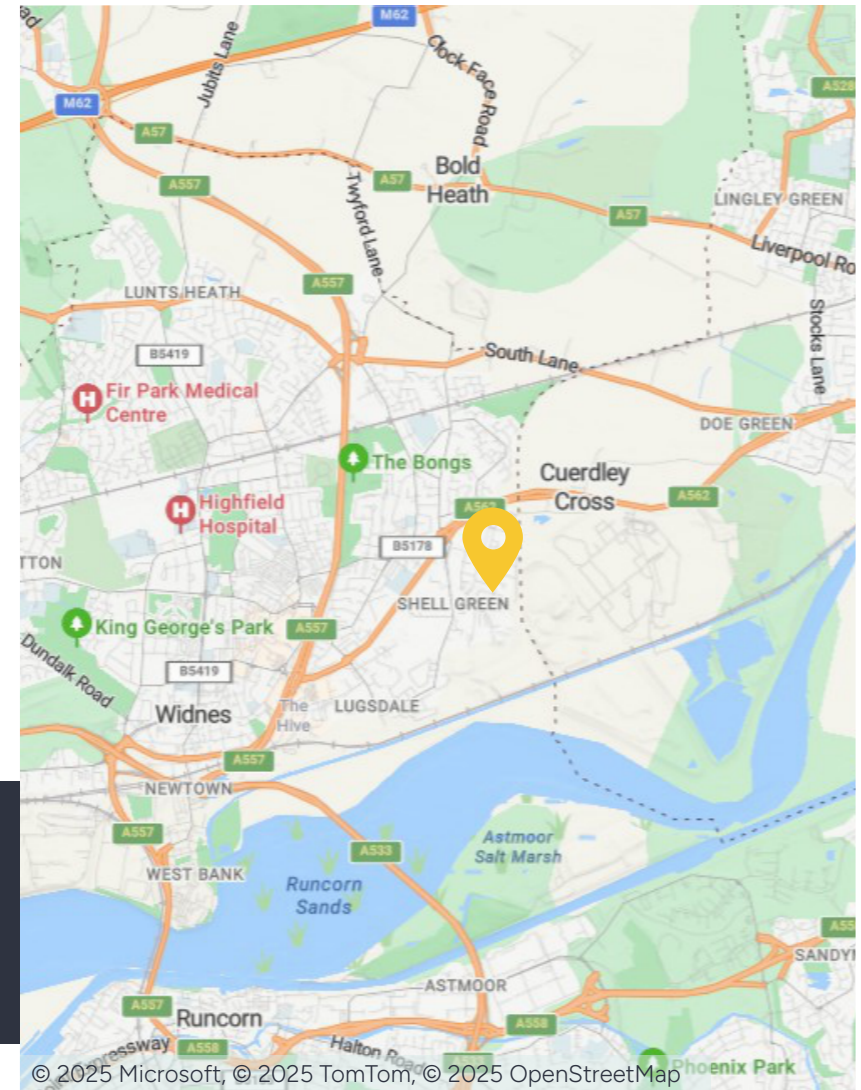
Warrington: 5.1 miles

### Nearest station

Widnes Train Station: 2.1 miles

### Nearest airport

Liverpool John Lennon: 8 miles







## Key information



### Rent

£60,000 - £67,750  
per annum



### EPC rating

TBC

## Description

### Unit 2

A single storey, high-bay warehouse to the southwest corner of the site.

The warehouse is of steel portal frame construction clad in profile steel sheets beneath a pitched, profile steel sheet roof. It has an eaves height of approximately 6.4 m. Natural light is provided by approximately 15% roof lights. Loading access is gained from a roller shutter door (approximately 4.4 m width x 5.1 m height) to the front elevation.

### Office

The ground floor of a two-storey office block is also available, it comprises a small lobby and one office room, as well as a kitchen and WC. The office is made up of painted plasterboard ceilings with fluorescent strip lights, painted and plastered walls and a mix of carpet and laminate floors. There are also wall mounted electric storage heaters, double glazed windows, and electric roller shutters adding additional security to the windows.

### Yard

Located in the northwest corner of the estate, there is a 0.16 acre concrete surfaced yard that can be used for storage. The yard is bound by a fence on two elevations and borders the office block to the south, there are no services to the yard.

## Amenities



15% Roof  
Lights



6.4m Eaves

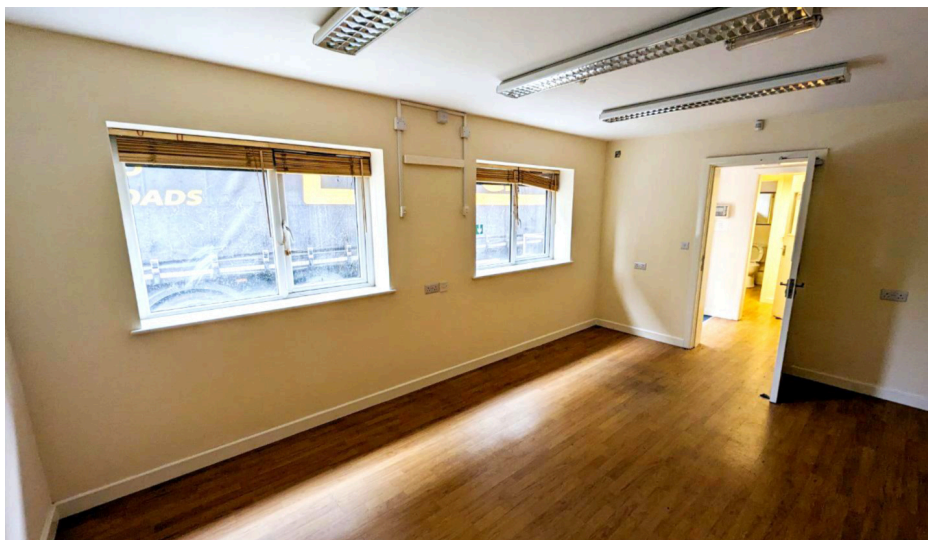


Roller Shutter  
Doors

## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate areas comprise:

Property	Imperial	Metric	£Rent p.a.
Unit 2 Warehouse	11,318 sq ft	1,051.47 sq m	£60,000
Office - Ground Floor	300 sq ft	27.87 sq m	£2,250
Yard	0.16 acres	0.06 hectares	£5,500





## Further information

### Rent

Warehouse (Unit 2): £60,000 per annum

Office: £2,250 per annum

Yard: £5,500 per annum

### Tenure

Leasehold

### Lease Terms

The accommodation can be let individually or all together, on terms to be agreed.

### Business Rates

Units 2, 3 & 4 are currently assessed under one assessment totalling £54,500. Occupiers will be responsible for paying Business Rates direct to the local authority.

### Legal Costs

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

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is to be confirmed.



### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Adam Fleming**

0151 242 1095

[adam.fleming@fishergerman.co.uk](mailto:adam.fleming@fishergerman.co.uk)



**Erica Saxon**

0151 242 8960

[erica.saxon@fishergerman.co.uk](mailto:erica.saxon@fishergerman.co.uk)

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated September 2025. Photographs dated May 2024.



This brochure is fully recyclable