

**EDISON  
POINT**

EDISON ROAD, RUNCORN  
CHESHIRE WA7 1PY

**TO LET**

**SELF-CONTAINED DISTRIBUTION / WAREHOUSE FACILITY**

**107,148 SQ FT (9,953 SQ M)**

**TO BE REFURBISHED**





## LOCATION



Approx. **9 miles** west of **Warrington**  
**13 miles** south east of **Liverpool**  
**18 miles** north east of **Chester**  
**26 miles** south west of **Manchester**



**J7** of the **M62** approx. **6 miles** to the north  
**J11** and **J12** of the **M56** approx. **2 miles** to the south  
**J20A** of the **M6** approx. **12 miles** to the east



Approx. **15 miles** via  
**Mersey Gateway Bridge** from **Liverpool**  
**2 Deepwater Terminal** -  
one of the few UK ports  
capable of handling the  
world's largest container  
vessels



Train connections  
to **London Euston** in approx.  
**2 hours**



**Runcorn** has a  
resident population  
of **61,145** and **Halton**  
has a district  
population of **128,964**  
(both 2021 census)







LIVERPOOL JOHN LENNON AIRPORT

LIVERPOOL

WARBURTONS

EDDIE STOBART /  
TESCO DISTRIBUTION

WIDNES

► TO M62

RUNCORN DOCKS

A553

KERRY INGREDIENTS

RIVER MERSEY

JFC PLASTICS

THOMPSON & CAPPER

EDISON  
POINT

VENTCROFT

STATHAM TYRES

AAK FOODS

JAMES TROOP & CO

◄ TO M56

AB STORAGE

HOWDENS JOINERY

MANCHESTER  
SHIP CANAL

ALMA PRODUCTS

BOKA BOLT  
SUPPLIES

NDA TOYS

ELECTRON TECHNICAL  
SOLUTIONS

KAWNEER (UK)

WHS PLASTICS

◄ TO M56



## DESCRIPTION

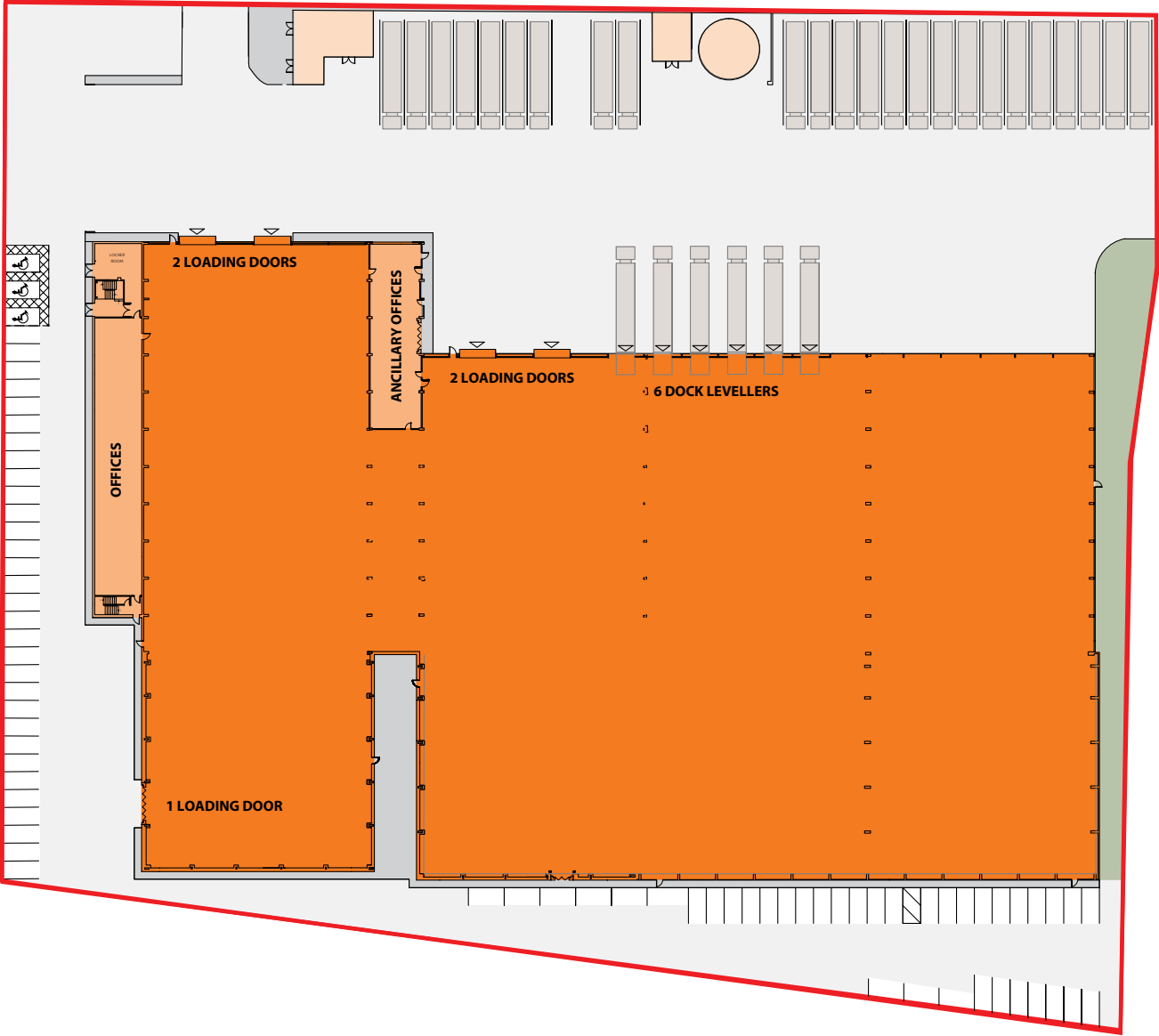
The property comprises a substantial distribution warehouse facility on a secure site and provides an excellent specification:

- Clear internal heights between 6 - 12m
- 6 dock level loading doors
- 5 level access loading doors
- Substantial service yard with 21 dedicated lorry spaces
- Fully lit and sprinklered
- Two storey open plan office accommodation
- Secure, fenced concrete yard providing a depth of 44m to the front of the property
- Separate staff / customer parking along the western elevation

The property is to be refurbished







**SITE PLAN**

For illustration purposes only.

**ACCOMMODATION**

The property provides the following Gross Internal Areas:

Accommodation	GIA (sq ft)	GIA (sq m)
Warehouse	96,470	8,962
Ancillary Offices	3,502	325
Ground Floor Office	3,588	333
First Floor Office	3,588	333
Total	107,148	9,953

**MODERN,  
SUBSTANTIAL  
DISTRIBUTION  
WAREHOUSE  
FACILITY ON A  
SECURE SITE**







## EPC

EPC available upon request

## VAT

VAT will be payable at the prevailing rate on any transaction

## TERMS

Available on a new FRI lease for a term to be agreed

## FURTHER INFORMATION

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

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Photography taken 2017. Property to be refurbished.

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