



Shell Green
Widnes **WA8 0GW**

TO LET / FOR SALE GRADE A NEW BUILD INDUSTRIAL UNIT
59,739 SQ FT ON A **3.16**
ACRE SITE
INC. 6,598 SQ FT FITTED OF OFFICE SPACE OVER 3 FLOORS



LOCATION



WA8 OGW

- Shell Green enjoys a prominent position at one of the major entrances to the Widnes Waterfront Regeneration Zone.
- The property is situated within close proximity to Junction 7 of the M62 (4 miles to the north) enabling direct access to Liverpool, Warrington and Manchester.
- To the South, access is gained via the recently opened Mersey Gateway Bridge which provides a new six lane link between Widnes and Runcorn.



Situated between **Liverpool City Centre 14 miles to the West** and **Manchester City Centre 26 miles East**.



Warrington	John Lennon Airport	Liverpool	Manchester
12 mins (5 miles)	21 mins (8 miles)	30 mins (14 miles)	37 mins (27 miles)



**MERSEY GATEWAY
BRIDGE**

**SILVER JUBILEE
BRIDGE**

**WIDNES
TOWN CENTRE**

RIVER MERSEY

KAMMAC

GORSEY POINT

YUSEN

SCCL

TOOLBANK

DELIFRESH

REGAL DISPOSABLES

W60

enjoys a prominent
position at one of
the major entrances to
the Widnes Waterfront
Regeneration Zone





80m service yard



Power supply 250kva capable of upgrade



12m to underside of haunch



15 x electric car charging points



Floor loading 50kN/M²



3 dock and 2 level loading doors



43 car spaces (inc. 6 disabled spaces) 24 trailer spaces



Secure site with gated access



Bicycle shelters and storage



Fully fitted offices



B1, B2 & B8 opportunity for up to 60,000 sq ft on a 3.16 acre site which can be delivered to an occupier's specific requirement.



W60

A high quality new build unit offering low site density providing large yard areas and separate parking areas.



80m service yard



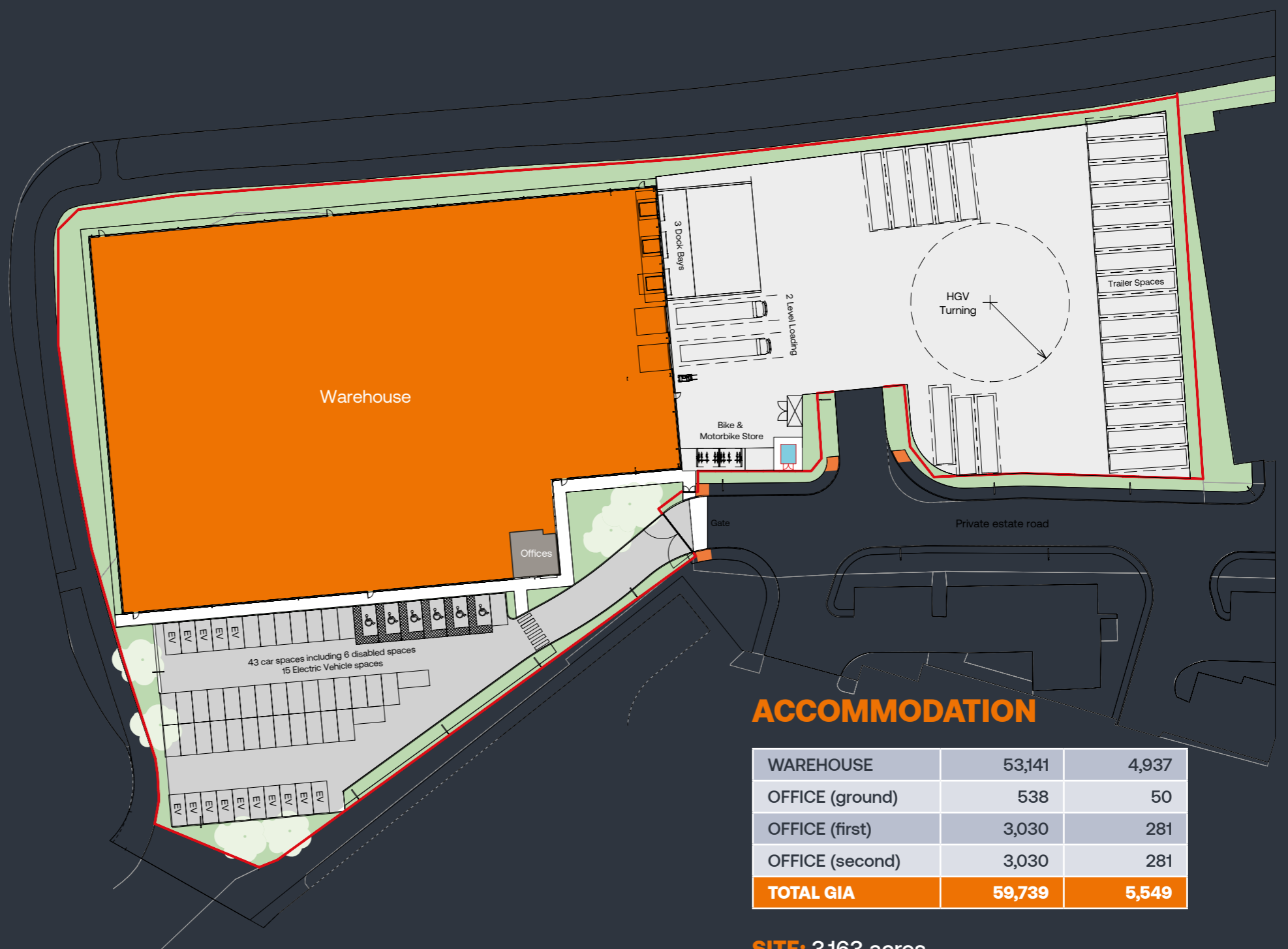
43 car spaces (inc. 6 disabled spaces)
24 trailer spaces



15 x electric car charging points



Bicycle shelters and storage



ACCOMMODATION

WAREHOUSE	53,141	4,937
OFFICE (ground)	538	50
OFFICE (first)	3,030	281
OFFICE (second)	3,030	281
TOTAL GIA	59,739	5,549

SITE: 3.163 acres

YARD AREA: 0.9 acres



W60



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FURTHER INFO

TERMS

The unit is available to let or for sale on terms to be agreed.

BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

EPC

An energy performance certificate will be prepared upon completion. The intention is for the unit to achieve a rating of A.



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