

UNIT
4

WHELDON ROAD
WIDNES
WA8 8FW

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TO LET



30,316 SQ FT (2,816.54 SQ M) MODERN DETACHED INDUSTRIAL UNIT

LOCATION

The unit is situated within an established industrial estate known as Speke Approach.

The estate is a modern development of 19 units which were constructed c.2004.

Occupies a strategic position which is accessed from off the roundabout junction of the Knowsley Expressway and Speke Road.

The estate is within a short distance from the M62 (Junction 6) whilst M56 (Junction 12) is also close by.

DESCRIPTION

Detached, modern self-contained unit which benefits from the following specification:-

- Steel portal frame construction
- Part brick part profile metal clad elevations
- 2no. level loading doors
- 8m eaves height (To underside of haunch)
- 3 phase electricity
- Two storey offices
- Secure yard area with 41 car parking spaces

ACCOMMODATION

We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Cross Internal Area as defined by The Code of Measuring Practice 6th Edition:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	2560.69	27,563
GROUND FLOOR OFFICES	135.55	1,459
FIRST FLOOR OFFICES	120.29	1,294
TOTAL	2816.54	30,316





TERMS

New Full Repairing and Insuring lease

TENURE

Leasehold

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or 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 please contact:-

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