

Fieldgate, Marshgate Industrial Estate, Widnes, WA8 8UA

- Steel portal frame construction
- 8-meter eave heights

- 6 level access loading doors
- 3 phase power supply

B8
01925 320 520
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FOR SALE

25,414 sq ft (2,361 sq m)



Modern Warehouse / Distribution facility on 1.5 acres

LOCATION

The property is well located just off Marshgate and within Marshgate Industrial Estate in Widnes, in immediate proximity to the junction of Everite Road and the A562 Speke Road a major arterial route, which links Liverpool to the wider Cheshire area via The Mersey Gateway Bridge.

Opened in 2017, The Mersey Gateway Bridge is a principal vehicle route providing connections between the Cheshire, North Wales and Merseyside regions.

DESCRIPTION

The specifications for the property consist of:

- The property comprises, a modern high-quality warehouse/distribution facility on a secure self-contained site extending to approximately 1.5 acres (39% site cover)
- The original warehouse was constructed c.2000 and was later extended c.2004 to provide a single unit of c.25,000 sq ft
- The building is of steel portal frame construction with insulated profile metal clad elevations and roof incorporating translucent roof panels
- 8-meter eave heights
- 6 level access loading doors
- Externally the yard is fully concreted
- On the far gable and elevation is the office/amenity accommodation at ground floor
- 3 phase power supply
- Loading canopy



Accommodation	Sq m	Sq ft
Warehouse	2,166	23,315
Offices	195	2,099
<u>Total</u>	<u>2,361</u>	<u>25,414</u>
Canopy	316	3,401



PRICE

Available upon request

TENURE

Unit is available for sale on a long leasehold basis.

LEGAL COSTS

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

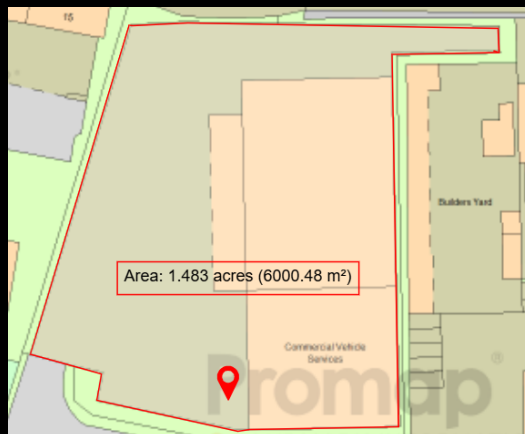
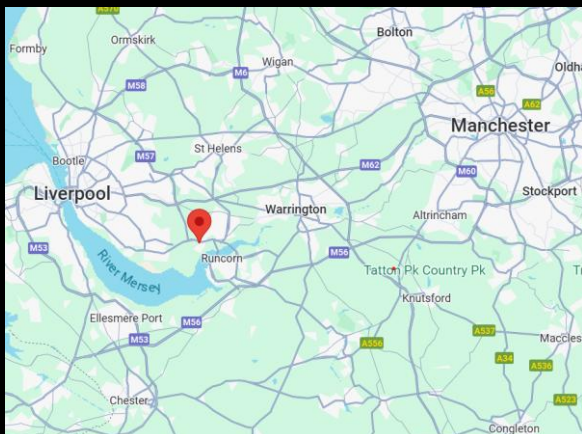
ANTI MONEY LAUNDERING

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

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