

TO LET [MAY SELL] 103,073 SQ FT ON 5.83 ACRES

HIGH BAY WAREHOUSE FACILITY ON A SELF CONTAINED FULLY SECURE SITE

**THE
BEAR**



13M EAVES HEIGHT



13,000 PALLET SPACES



FLEXIBLE LEASE TERMS



5 MINUTES FROM M62



EXTENSIVE YARD / PARKING



FULLY RACKED



AFFORDABLE RENTAL PACKAGES

Ditchfield Road
Widnes
WA8 8QX

THE BEAR

LOCATION

Widnes is situated in the borough of Halton, 12 miles to the east of Liverpool and 20 miles to the west of Manchester.

Widnes benefits from excellent road communications with access to the M62 at Junctions 6 & 7 to the north and to the M56 at Junctions 11 & 12. Liverpool John Lennon Airport is 6 miles to the west of Widnes providing extensive services to national and international destinations whilst Manchester International Airport is within a 30 mile drive.

This property is situated on Ditchfield Road which provides easy access to the A562 Speke Expressway, a dual carriageway linking Widnes to both the M62 and M56 motorways.

The site is situated in the Ditton Industrial area with occupiers including Lions Foods, Initial Packaging and Polyone Acrol Ltd.



DRIVE TIMES

New Mersey Gateway
Liverpool John Lennon Airport
Jaguar Land Rover
Port of Liverpool Deep-Water Terminal

5 mins
10 mins
10 mins
15 mins

Ditchfield Road
Widnes
WA8 8QX

THE BEAR



Runcorn

Tesco

NHS

Widnes

EVRI

The Mersey Gateway

To M56 ↗

River Mersey

Runcorn Docks

Stobart Rail Container Terminal

Novelis

Croda

Metsa Wood

THE BEAR

Ditchfield Road

A562 Speke Road

To M62 / M57 ↘

LWC Drinks

Beesley & Fildes

Speedy Hire

SSO Logistics

Maritime Transport

Aggreko

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THE BEAR

DESCRIPTION

The property comprises a single storey warehouse facility with integral single storey and two storey offices situated on a self contained, fully secured site

The property is constructed in a steel portal frame in four bays with part brick / part insulated clad elevations. The roof is formed with overlaid profile metal decking.

The eaves height is 13.1 metres (43 feet).

Up to 13,000 pallet slots are available in the racking system.



SPECIFICATION



**13.1 M [43FT]
WORKING HEIGHT**
(measured to the underside of
the haunch)



**FULLY RACKED WITH
PARTIAL NARROW
AISLE RACKING**



**SECURITY LODGE
AND BARRIER
ENTRY SYSTEM**



**8 TAILGATE LOADING
DOORS WITH DOCK
LEVELLERS**



**LED LIGHTING TO BE
INSTALLED**



**UNDERGROUND
DERV TANKS
AVAILABLE**



**GROUND LEVEL LOADING
AT THE REAR AND FRONT
OF THE PROPERTY**



**FULL SPRINKLER
SYSTEM INCLUDING
IN-RACK SPRINKLERS**



**EXTENSIVE
YARD / PARKING**



FULLY FITTED OFFICES



**CANTEEN AND LOCKER
ROOM FACILITIES**



**40 METRE DEPTHS
TO THE YARDS**

THE BEAR

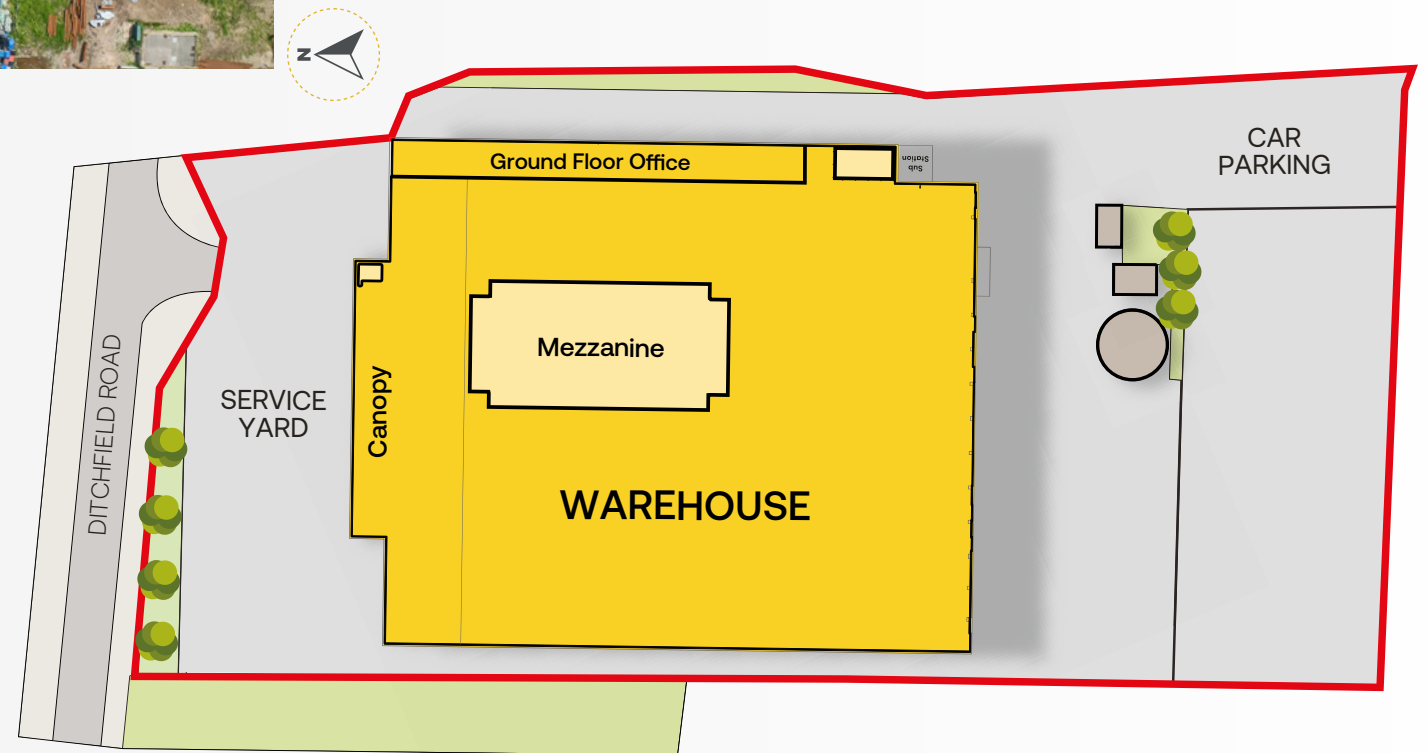


ACCOMMODATION (APPROX GIA)

	SQ FT	SQ M
Warehouse	79,933	7,425.74
Loading Area	15,341	1,425.21
Offices / Canteen	7,799	724.50
TOTAL	103,073	9,475.45
Canopy	8,374	778.00
Site Area	5.83 acres	2.36 ha

SERVICES

Mains water, drainage and electricity are connected to the property.



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THE BEAR



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TERMS

The unit is available To Let for a term of years to be agreed.

RENT

On application wit the joint agents.

VAT

All prices are exclusive of, but may be liable to VAT.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An EPC has been prepared and is available upon request.

FURTHER INFORMATION

For further information please contact the joint agents.

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