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TO LET
Concrete/Tarmac surfaced open storage site
Up to 4.24 acres

Hutchinson Street, Widnes, WA8 0GX

PRIME STRATEGIC NORTH WEST LOCATION

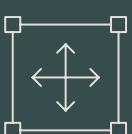
Situated on a concrete and tarmac surfaced open storage site extending to up to 4.24 acres, Hutchinson Street offers a rare opportunity to secure a strategically located open storage facility within the established industrial hub of Widnes.

The site benefits from excellent motorway connectivity, 24-hour usage rights and the ability to split into smaller plots, making it suitable for a wide range of storage, logistics and distribution uses.

	SQ FT	SQ M
Industrial, Building A	5,936	551.5
Industrial, Building B	3,732	346.7
Industrial, Building C	3,798	352.8
Portacabins	2,263	210.2
PLOT SIZE	4.24 acres	

Measurements are provided in accordance with the RICS Code of Measuring Practice (6th Edition).

While we endeavor to make our measurements as accurate as possible, they are intended as a guide only.



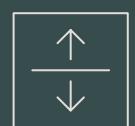
Up to 4.24 acres
of open storage



Floodlit



24 hour usage



Ability to split into
c.2 acre plots



Three-phase
power (89 kVA)

SECURE & ACCESSIBLE OPEN STORAGE SITE

The site extends to approximately 4.24 acres in total and is well suited to a variety of open storage requirements. The land can be subdivided into two self-contained plots of circa 2 acres each, allowing flexibility to accommodate different occupier needs.

Each plot will benefit from its own dedicated, self-contained entrance, providing excellent operational efficiency, secure access, and ease of movement for HGVs and larger commercial vehicles.

The site is fully surfaced with a combination of concrete and tarmac throughout, offering a durable and low-maintenance solution suitable for heavy use. Overall, the property lends itself to a broad range of open storage and industrial uses, subject to the necessary consents.



LOCATION & CONNECTIVITY

The site occupies a prime position on Hutchinson Street, within the established Ditton Road / Desoto Road industrial area in Widnes. It is strategically located to serve the North West of England and the wider UK, with excellent road connections to major motorways.

EXCELLENT TRANSPORT LINKS

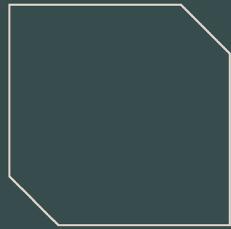
The site benefits from exceptional road connectivity:

- **M62 / M57 – 4 miles**
- **M6 Junction 21a – 7 miles**
- **Mersey Gateway Bridge / M56 Junction 12 – under 5 miles**
- **Knowsley Expressway (M57) – 2.5 miles**

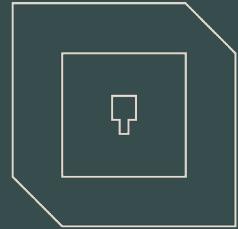
The location is well-served by local bus routes, providing connections across Widnes and to the wider Merseyside area.



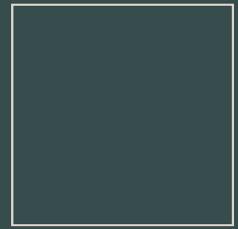
About Concreit



FLEXIBLE



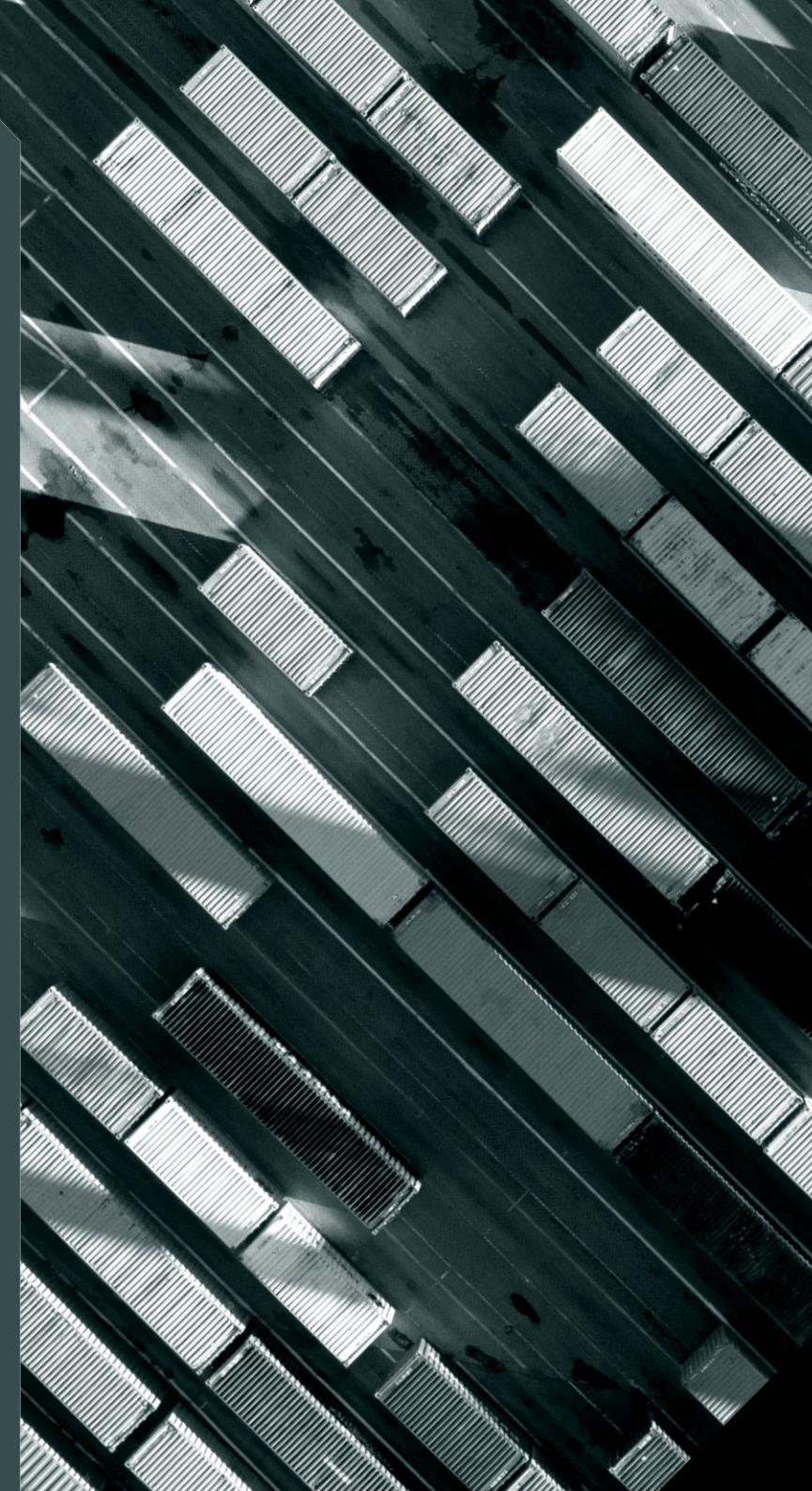
SECURE



OPEN SPACE

Concreit is the UK's leading provider of industrial open storage solutions, offering secure, fully serviced sites tailored to the needs of logistics, construction, and infrastructure businesses. With strategically located facilities featuring HGV-suitable concrete surfaces, 24/7 access, and essential utilities, Concreit ensures seamless operations for clients across the country.

CONCREIT



LIVERPOOL CITY REGION FREEPORT

Freeports are legally designated areas, often near ports or airports, where businesses can access tax relief, customs benefits, simplified planning, and extra government support.

Normal national tax and tariff rules do not apply.

For more information, visit -> <https://lcrfreeport.uk/>

TENURE

The property is available by way of a new Full Repairing and Insuring lease, for a term of years to be agreed.

RENT

Available upon application.

USE

We understand that the property benefits from B8 use class planning allocation. Interested parties are advised to make their own enquiries with the local planning authority.

BUSINESS RATES

Interested parties should make their own enquiries through the local authority.

VAT

VAT will be charged where applicable at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred during any transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, proposed tenants will be required to provide evidence of identity, management or ownership, together with proof of address, photographic identification and, where applicable, source of funding.

Get in touch for more information:



Alex Perratt

alex@b8re.com

07951 277 612

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 02/26

