

365 Hale Road, Widnes, WA8 8WF

TO LET

7,500 sq ft on 0.7 acres



INDUSTRIAL / WAREHOUSE UNIT

LOCATION

Widnes is an industrial town in the Borough of Halton approximately 14 miles east of Liverpool, 7 miles west of Warrington, and 26 miles southwest of Manchester.

The property itself is situated on the established Halebank Industrial Estate and is accessed from Pickering Road, 5 minutes drive from the Speke Road Expressway which links the Knowsley Expressway and the M6 motorway. The main A562 Speke Road provides motorway access at J6/1 of the M62/M57 to the north and at J12 of the M6 to the south, also providing direct access into Liverpool, Runcorn, and Warrington.

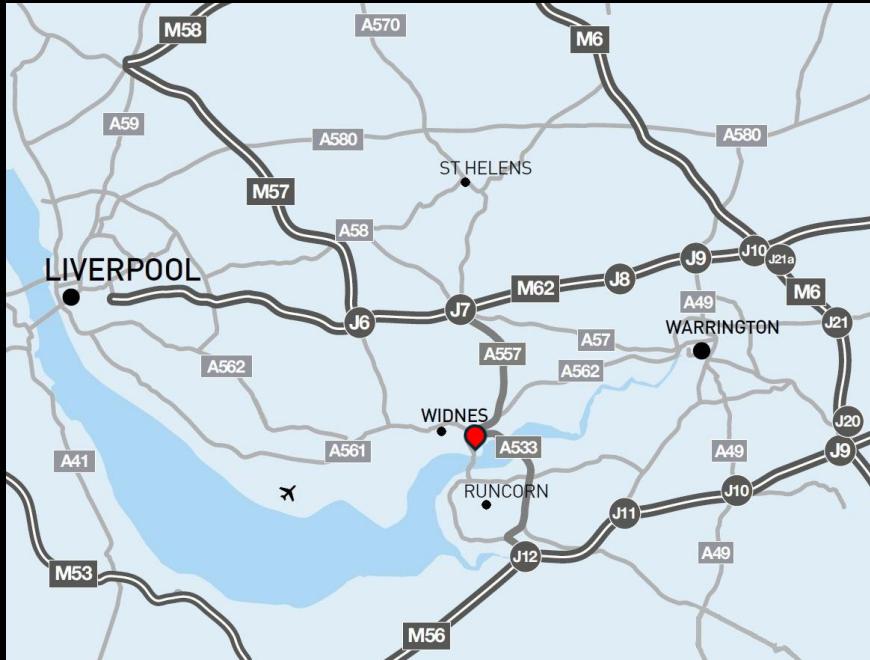
Liverpool Airport is 5 miles to the West, Manchester International Airport 30 miles to the East and the docks at Liverpool and Birkenhead are within easy reach.

DESCRIPTION

The property comprises a newly constructed industrial warehouse unit, benefitting from the following specification:

- Steel portal frame construction
- 7.5m eaves height
- Large secure yard areas
- Proximity to the Mersey Gateway Bridge





TENURE

The property is available by way of a new Full Repairing and Insuring lease. Terms to be agreed. Pricing available on request.

EPC

Available upon request

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 / viewings please contact:

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