

MODERN INDUSTRIAL / WAREHOUSE

5,013 SQ FT - TO LET / FOR SALE



Unit 8 Heron Business Park, Widnes, WA8 0SW

5,013 SQ FT

- Modern end terrace industrial/warehouse unit
- 6m Eaves
- One Electronic Level Access Loading Door
- LED lighting to the warehouse
- Established Industrial Location

01925 320520

www.b8re.com

LOCATION

The unit sits on a well-established multi let estate in the main industrial area of Widnes.

The estate benefits from excellent access to both the M62 and M56 motorways.

FLOOR AREAS

The unit extends to a ground floor gross internal area of 5,013 sq ft, which includes warehouse and a small office space.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

SPECIFICATION

The property comprises a high-quality end terrace industrial/warehouse unit benefitting from the following specification:

- Steel portal frame construction
- 6m eaves
- 1 electronic level access loading door
- Shared loading / yard area
- LED Warehouse Lighting
- Ground Floor Offices
- Three Phase Power
- Demised car parking

TERMS

The unit is available on a new full repairing and insuring lease on terms to be agreed.

A sale will also be considered, further details available upon request.

EPC

EPC details are available upon request.

VIEWINGS

For further information please contact B8 Real Estate:

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