

GATEWAY 122

LISTER ROAD | RUNCORN | WA7 1SW

TO LET INDUSTRIAL WAREHOUSE / DISTRIBUTION UNIT 122,359 SQ FT (11,367 SQ M)

A533 BRIDGEWATER EXPRESSWAY

- > FULLY RACKED
- > c.7,000 PALLET LOCATIONS
- > 9M EAVES HEIGHT
- > SELF-CONTAINED
- > 8 X DOCK LEVEL DOORS
- > 2 X LOADING DOORS

**REFURBISHED AVAILABLE
FOR IMMEDIATE OCCUPATION**

GATEWAY 122

LISTER ROAD | RUNCORN | WA7 1SW

DESCRIPTION

Gateway 122 comprises a newly refurbished industrial warehouse, benefitting from the following specification:-



9m eaves
(to underside of haunch)



Steel frame construction



8 dock level loading doors



2 level access loading doors
(including 1 canopied)



LED Lighting



c.7,000 pallet locations



Secure 45m deep loading yard with Gatehouse entry



Concrete construction mezzanine extending to 23,578 sq ft



Separate car parking for approximately 60 vehicles



Gatehouse



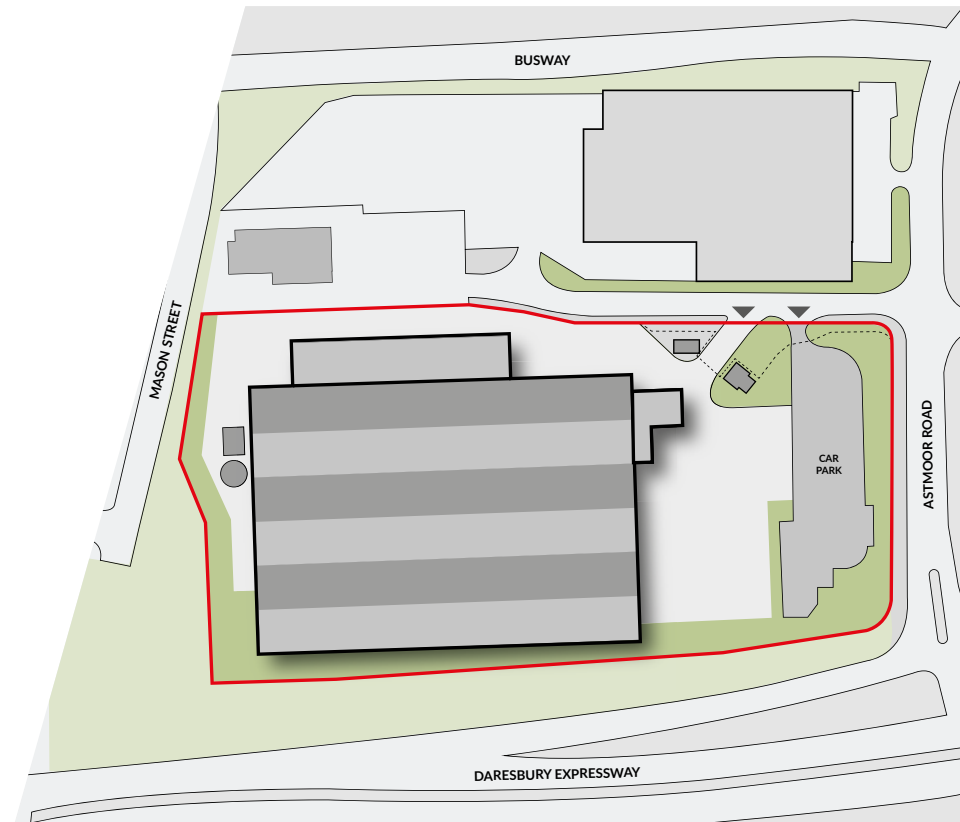
Sprinkler system



Fitted offices



300 Kva power supply



ACCOMMODATION

Area	sq m	sq ft
Warehouse	10,882.30	117,140
Ground & First Floor Offices	398.26	4,287
Gatehouse	30.25	326
Transport Offices	56.28	606
Total GIA	11,367.09	122,359

GATEWAY 122

LISTER ROAD | RUNCORN | WA7 1SW



GATEWAY 122

LISTER ROAD | RUNCORN | WA7 1SW



TO WIDNES / LIVERPOOL /
M62 / JOHN LENNON AIRPORT

A533 CENTRAL EXPRESSWAY

TO RUNCORN M56 /
M53 / CHESTER

A533 BRIDGEWATER EXPRESSWAY

ASTMOOR ROAD

LISTER ROAD

KERRY INGREDIENTS



GATEWAY 122

LISTER ROAD | RUNCORN | WA7 1SW

LOCATION

Runcorn is a major distribution location in the North West due to its excellent motorway connectivity located adjacent to the M56 (served by Junctions 11 and 12) and access to the wider motorway network.

The M56 connects with the M6 (Junction 20) 9 miles east and the M53 (Junction 11) 8 miles west. In addition, the M62 is located approximately 7 miles to the north accessed via the A557.

The Mersey Gateway toll bridge which opened in 2017, is located within immediate proximity providing connections between Runcorn and Widnes and Merseyside.



what3words

strain.share.train

GATEWAY 122

LISTER ROAD | RUNCORN | WA7 1SW

LEASE TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

Target EPC B Rating - To be confirmed upon completion of refurbishment works.

LEGAL COSTS

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

BUSINESS RATES

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

CONTACT

For further details or to arrange an inspection please



Alex Perratt
alex@b8re.com
07951 277 612

Steve Johnson
steve@b8re.com
07771 888 363



Sam Royle
s.royle@box4realestate.co.uk
07793 808 264

James Goode
J.Goode@box4realestate.co.uk
07891 810 260



PROPERTY MISEDSCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property. July 2025. Design: Alphabet Design, Liverpool 0151 707 1199