



365 Hale Road, Widnes, WA8 8WF

7,500 SQ. FT. on 0.7 acres

- Newly constructed with 7.5 m eaves
- Large secure, concrete yard
- Close to Mersey Gateway bridge

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 South-West 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 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.

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. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

For further information please contact:

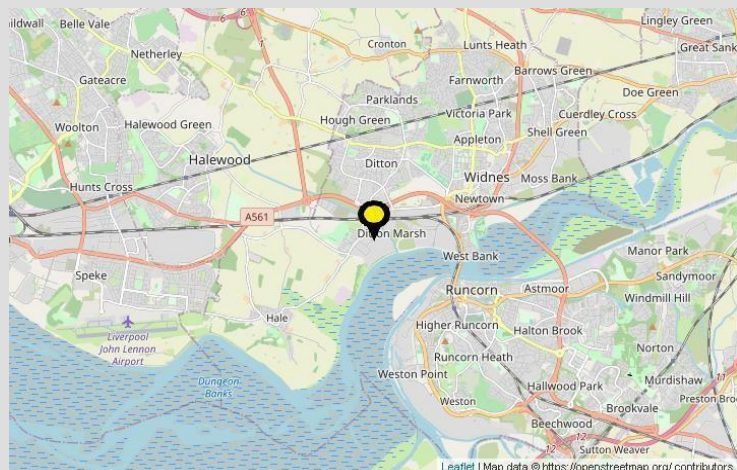
Contact: Thomas Marriott

Email: Thomas@b8re.com

Mobile: 07769 250494

LEASE TERMS

The unit is available by way of a new FRI lease on terms to be agreed. If taken individually they are offered at £ 120,000 per annum



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PROPERTY MISDESCRIPTIONS 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.