

UNIT
4

ALBRIGHT ROAD
WIDNES
WA8 8FZ

B8
0151 675 5000
www.b8re.com

TO LET

AVAILABLE - JAN 26



12,803 SQ FT (1189 SQ M) MODERN DETACHED INDUSTRIAL UNIT

LOCATION

The unit is situated within an established industrial estate known as Speke Approach.

The estate is a modern development of 19 units which were constructed c.2004.

Occupies a strategic position which is accessed from off the roundabout junction of the Knowsley Expressway and Speke Road.

The estate is within a short distance from the M62 (Junction 6) whilst M56 (Junction 12) is also close by.

DESCRIPTION

Detached, modern self-contained unit which benefits from the following specification:-

- Steel portal frame construction
- Profile metal clad elevations
- 2no. level loading doors
- 7.9m eaves height (To underside of haunch)
- 3 phase electricity
- Two storey offices
- Secure yard areas



ACCOMMODATION

We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Gross Internal Area as defined by The Code of Measuring Practice 6th Edition:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	917.3	9,874
GROUND FLOOR OFFICES	215.5	2,320
FIRST FLOOR OFFICES	56.6	609
TOTAL	1,189.4	12,803
MEZZANINE	70.1	755





TERMS

New Full Repairing and Insuring lease.

TENURE

Leasehold

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 please contact:-

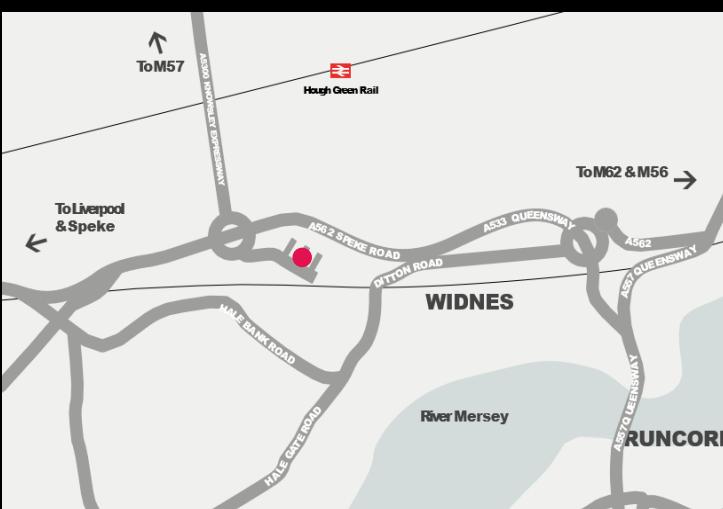
Alex Perratt
alex@b8re.com
 07951 277 612

Sam Paddon
sam@b8re.com
 07376 591 823

Robert Diggle
Robert.diggle@eddisons.com
 0151 268 5280

B8
 0151 675 5000
www.b8re.com

Eddisons



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