

**Finlan Road, Widnes, WA8 7RZ****Detached Industrial Unit****Summary**

Tenure	To Let
Available Size	3,000 sq ft / 278.71 sq m
Rent	£24,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Open Plan Layout
- Parking Directly Opposite
- Modern Unit
- High Eaves Internally
- Racking Installed
- Main Road Prominence
- Shared Yard to Side
- Significant Advertising Potential

Location

The property is situated on Finlan road in Widnes, with access via Ashley Way (A562), which in turn provides access to Speke road/Queensway.

The Runcorn bridge affords access to Manchester and Chester via the M56. Liverpool John Lennon Airport and Manchester Airport are both within 30 minutes drive and intercity rail services operate regularly from Runcorn.

Ashley Way runs directly to the rear and the property boasts a substantial elevation onto the road, giving an occupier potential for high profile signage and advertising, clearly visible to the large volumes of traffic passing in both directions.

Description

We are delighted to bring to the rental market a large, open warehouse space with a high metal clad roof, boasting a 6 meter internal eaves height. Several rectangular skylights in the ceiling allow natural light to filter in, creating soft illumination across the area and two long rows of heavy-duty pallet racking run parallel down the length of the warehouse. There is a smooth concrete floor ideal for storage and movement of pallets or machinery.

The unit has multiple access points through a main door accessible directly on Finlan Road, next to this entrance is a manual roller shutter which smaller vans and vehicles can easily enter. Additionally there is a raised loading bay which larger items are able to load and unload with assistance from this dock level loading bay.

A small W/C and kitchenette facility will be installed in a location convenient to the tenants reasonable specification.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	3,000	Available
Total	3,000	

Rental

£24,000 PA plus VAT.

Services

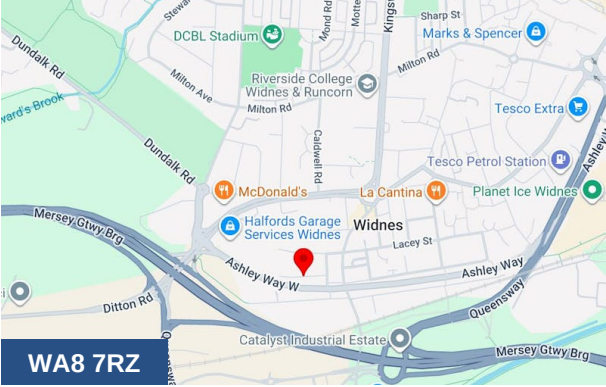
Electricity is connected.

Lease terms

By way of a new tenants full repairing and insuring lease.

Rates

To be separately assessed but we are of the opinion that the rateable value will be in the region of £15,000.



Viewing & Further Information



Alex Perry
01925 414909
aperry@morganwilliams.com

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