

FOR SALE / TO LET MODERN WAREHOUSE / INDUSTRIAL FACILITY

61,415 SQ FT (5,705.53 SQ M)

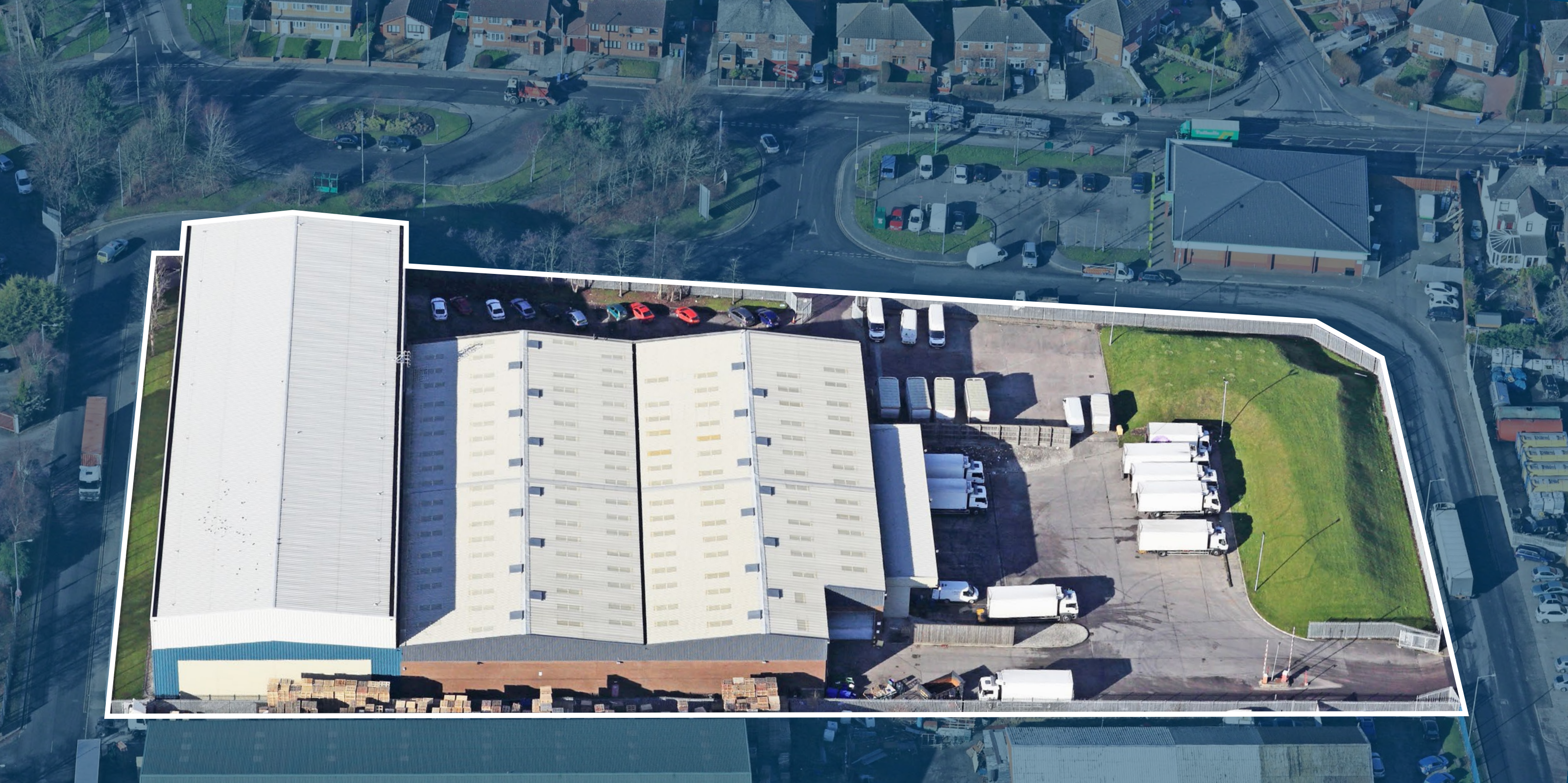
- STEEL PORTAL FRAME CONSTRUCTION
- TWO STOREY OFFICE/ AMENITY BLOCK
- FULL CCTV SECURITY SYSTEM
- FULLY RACKED BUILDING
- PROMINENT SELF CONTAINED FACILITY



HALEBANKhouse

PICKERINGS ROAD • WIDNES • WA8 8XW

ENTER



HALEBANKhouse

HOME

DESCRIPTION

SPECIFICATION

LOCATION

ACCOMMODATION

RACKING PLAN

CONTACT

DESCRIPTION

The property comprises a single storey warehouse building of steel portal frame construction which has been extended approximately 10 years ago all of which is situated on a self-contained secure site.

SPECIFICATION

The main features of the property are as follows:

- Steel portal frame construction
- Part brick / part clad elevations
- Original building has an over sheeted insulated clad roof with the extension having a fully insulated clad roof
- 6m eaves in original warehouse, 10m eaves in the warehouse extension
- Two storey office/amenity block refurbished to a good standard
- 6 no. dock loading doors
- 2 no. level access loading doors
- Lighting to the warehouse
- Dedicated car parking and yard areas
- Full CCTV security system
- Fully racked building
- Upgraded power supply - circa 250KVA
- Fully secured with perimeter fencing



HOME

DESCRIPTION

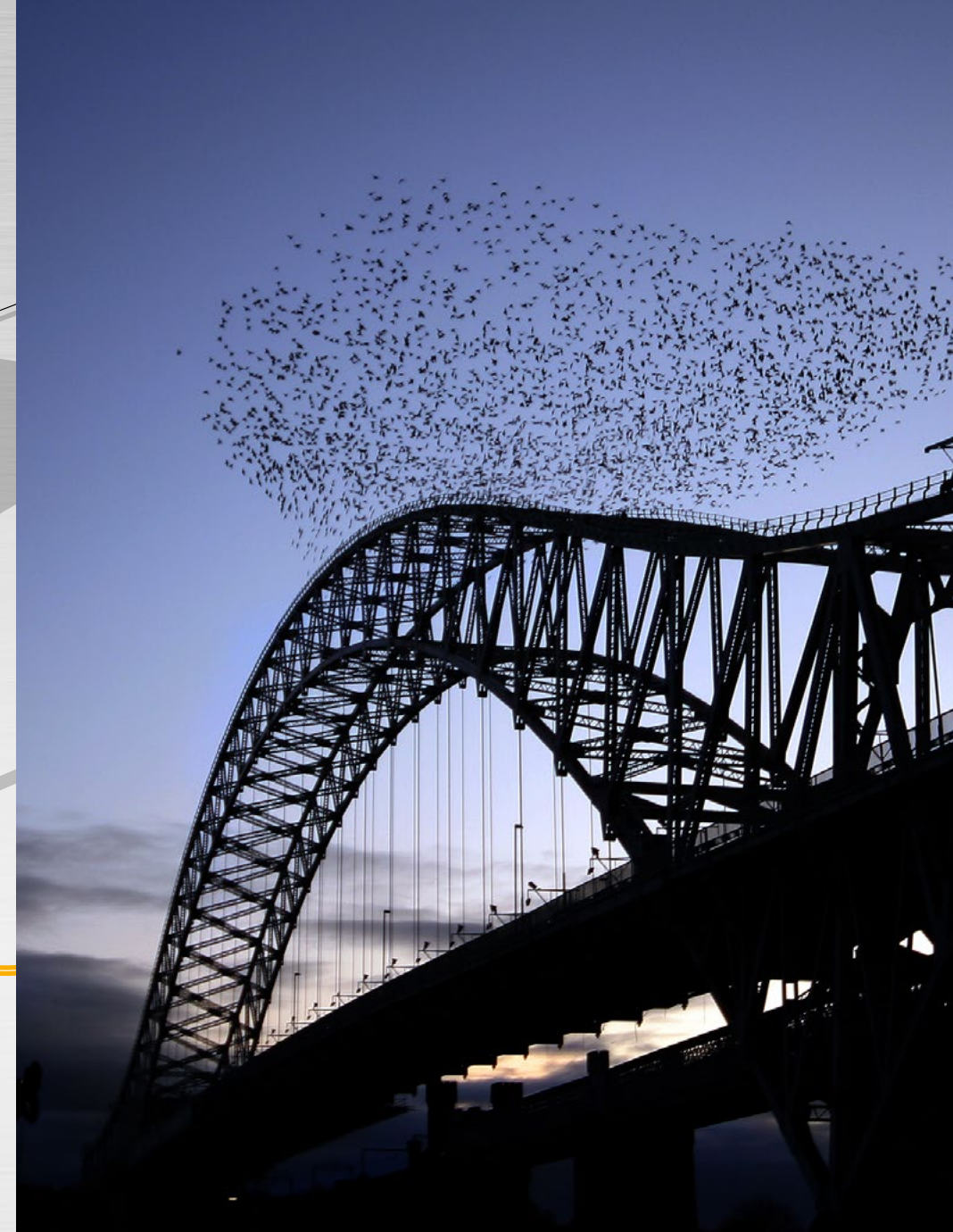
SPECIFICATION

LOCATION

ACCOMMODATION

RACKING PLAN

CONTACT



HOME

DESCRIPTION

SPECIFICATION

LOCATION

ACCOMMODATION

RACKING PLAN

CONTACT

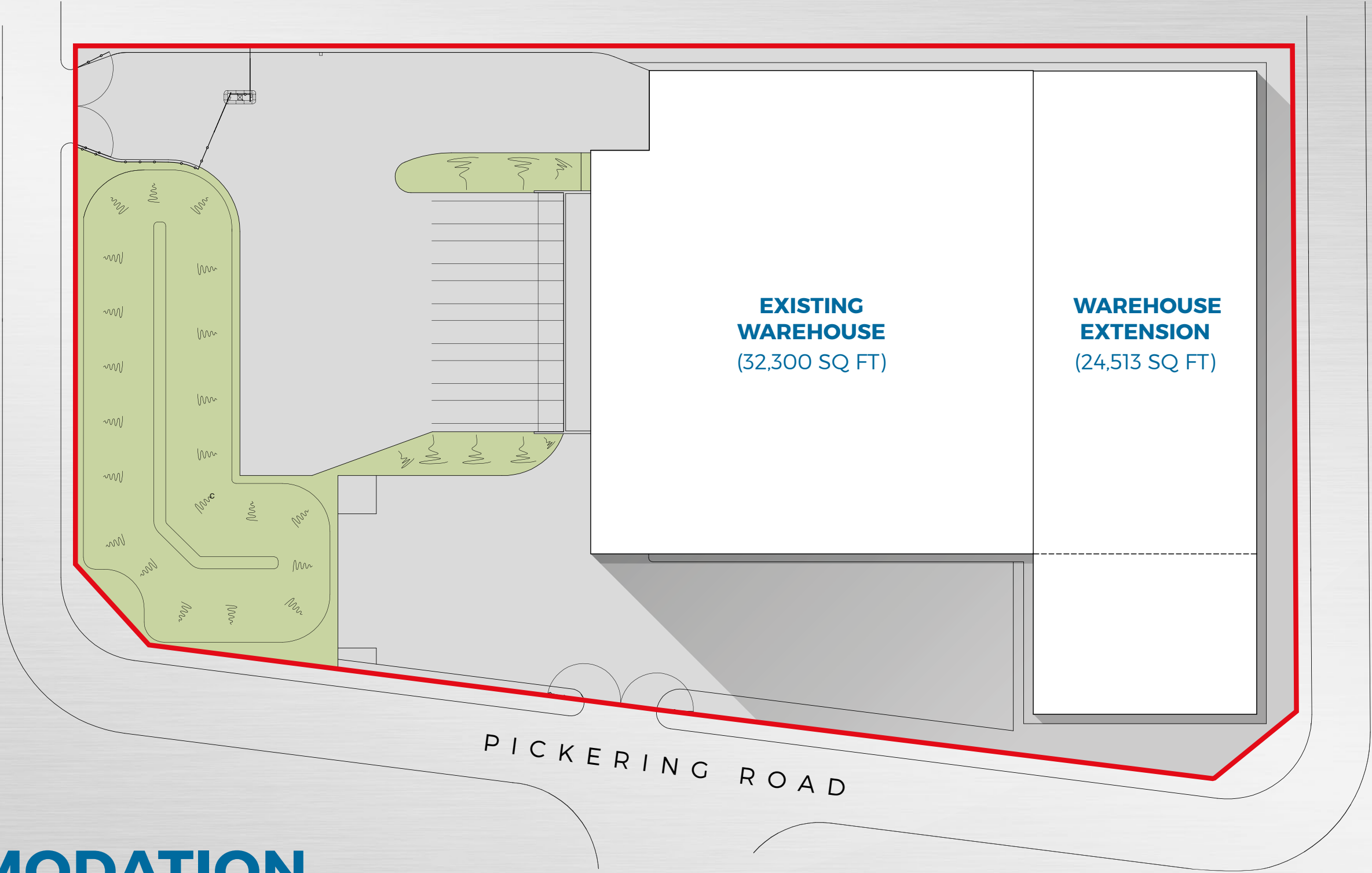
LOCATION

The property is situated on the established Halebank Industrial Estate and is accessed from Pickering Road, which is 5 minutes' drive from the Speke Road Expressway that links the Knowsley Expressway and M62 motorway, Speke and Runcorn/Widnes Bridge.

There are a number of large occupiers in the local area including Travis Perkins, Eddie Stobart, Univar, Tesco, Express Gifts, DHL, Brentagg and Riverside Trucks.



SITE PLAN



ACCOMMODATION

The approximate floor areas are as follows:

| Description | Sq Ft | Sq M |
|---------------------|--------|----------|
| Original Warehouse | 33,728 | 3,133.43 |
| Warehouse Extension | 24,513 | 2,277.33 |
| Two storey offices | 3,174 | 294.84 |
| Total | 61,415 | 5,705.53 |



HALEBANKhouse

HOME

DESCRIPTION

SPECIFICATION

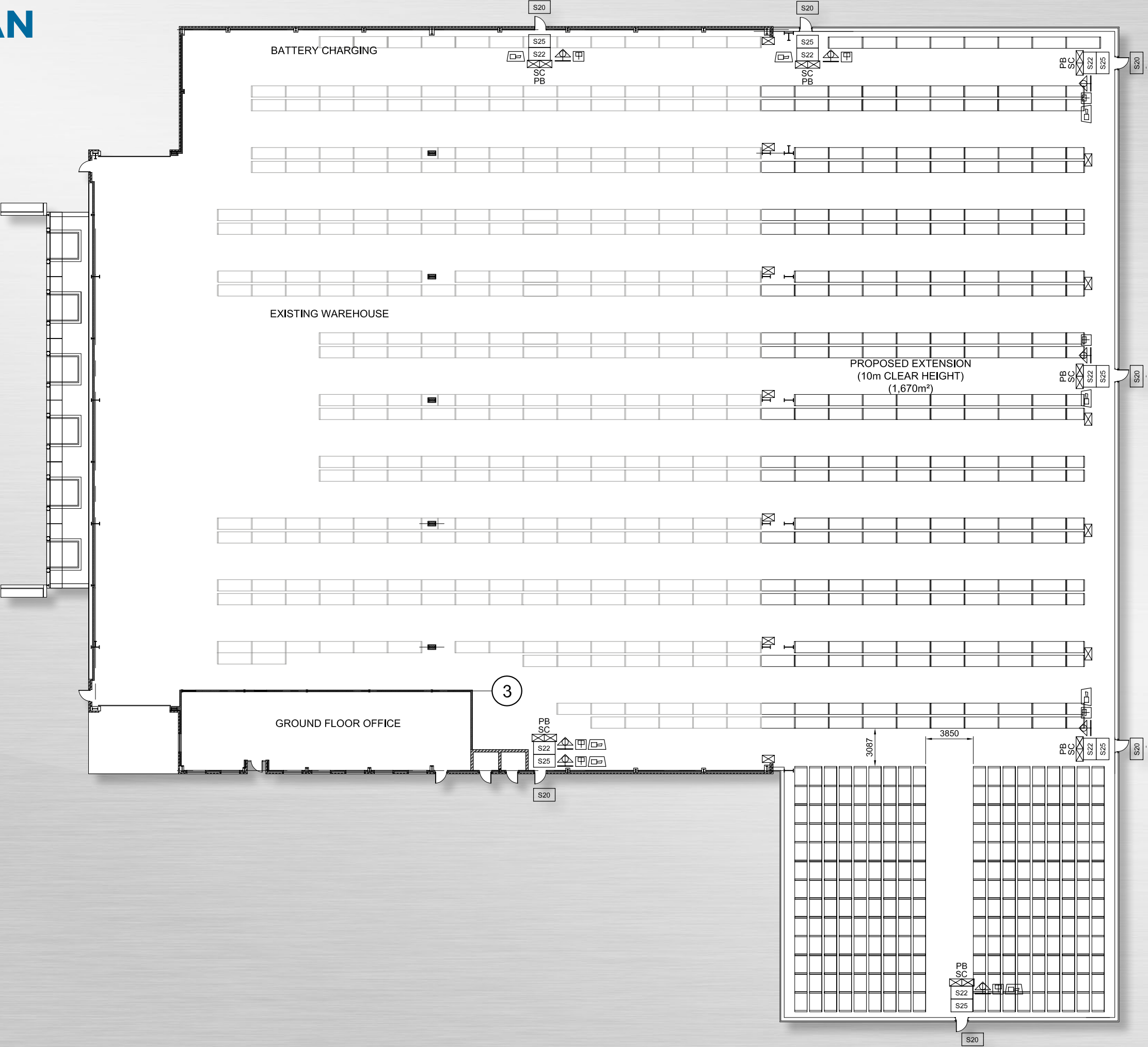
LOCATION

ACCOMMODATION

RACKING PLAN

CONTACT

RACKING PLAN



HALEBANKhouse

HOME

DESCRIPTION

SPECIFICATION

LOCATION

ACCOMMODATION

RACKING PLAN

CONTACT

FURTHER INFORMATION

TERMS

The property is available to purchase with vacant possession or alternatively consideration may be given to a lease on terms to be agreed.

LEGAL COSTS

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

CONTACT

For viewings and further information, please contact the joint agents B8 and Littler & Associates.



Jonathan Thorne
jon@b8re.com



Andrew Littler
andrew@littlerandassociates.co.uk



HALEBANKhouse

HOME

DESCRIPTION

SPECIFICATION

LOCATION

ACCOMMODATION

RACKING PLAN

CONTACT