

INDUSTRIAL



TO LET

INDUSTRIAL / WAREHOUSE UNITS

17,500 to 150,000 sq ft

OPEN STORAGE LAND

1-2 acres

- Prominent Location fronting A562 Speke Road
- Situated within 1 mile of the M57 & M56
- All units benefit from large external reinforced concrete yards
- Secure Site
- Substantial Power Supply



**EXPRESSWAY
INDUSTRIAL ESTATE,
TURNALL ROAD,
WIDNES, WA8 8RB**

01925 320 520

www.b8re.com



LOCATION

Expressway Industrial Estate is prominently located at the junction of Turnall Road and Everite Road, Widnes, adjacent to the A562 Speke Road, 2 miles west of Widnes Town Centre within an established and popular industrial area.

The Estate benefits from excellent proximity to the M57 via the A5300, and the M56 via the A5657. The A562 is the major arterial route, which links Liverpool to the wider Cheshire area via the Runcorn Bridge. Communication links will further improve with the completion of the Mersey Crossing in late 2017.

DESCRIPTION

The accommodation forms a series self-contained units, within the Expressway Industrial Estate. All of the units have been or will be refurbished and benefit from the following specification: -

- Steel portal frame construction.
- Walls, part brick with profile cladding to eaves.
- Pitched double skin insulated roof with good level of natural lighting.
- High intensity lighting.
- Access via motorised roller shutter gates.
- Internal eaves height in excess of 6.6 metres (21ft).
- Extensive concrete surfaced yard areas.

ACCOMMODATION

Industrial / Warehouse Units: 17,500 to 150,000 sq ft
Open Storage Land: 1 - 2 acres

EPC

EPC's for each unit are available on request.

SERVICES

All usual mains services are available to the units

LEASE

The units are available on new FR&I leases on leases of negotiable length.

RENTAL

For information on quoting rents for the warehouse units or yards please contact the letting agents.

VAT

All rentals quoted are exclusive of but may be liable to VAT at the prevailing rate.

VIEWINGS

Strictly via appointment with the sole agent, B8 Real Estate.

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