

Gorsey Park, Halton, Widnes, WA8 0RN

B8
REAL ESTATE



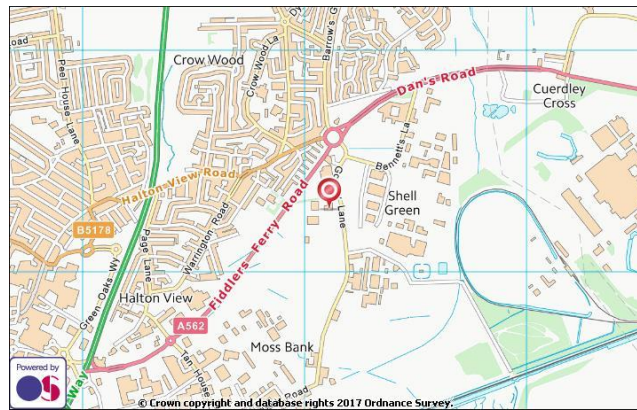
**GORSEY PARK
HALTON
WIDNES
CHESHIRE
WA8 ORP**

40 acre Development Site

Units from 50,000 – 600,000 sq ft

- Strategic North West location
- Bespoke design and build packages available freehold or leasehold
- 'Oven ready' site ready for development
- Suitable for both Logistics and Manufacturing

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www.b8re.com



LOCATION

The site is strategically located within 3.5 miles of junction 7 of the M62, 5 miles from Junction 12 of the M56 and close to the access point onto the new Mersey Crossing which links Runcorn and Widnes.

The site benefits from excellent connectivity to the regional motorway network as well as the 3M Rail Freight Terminal at Widnes, Garston Docks, The Port of Liverpool and Liverpool John Lennon Airport.

The site fronts Gorse Lane and is accessed from the Widnes Expressway via Fiddlers Ferry Road. Widnes Town Centre is approximately 1 mile to the West of the site and local amenities are provided nearby at the recently revamped Widnes Retail Park and also the newly developed Hive Retail & Leisure Park.

Widnes Waterfront:

The site is located within the Widnes Waterfront area which is a regeneration programme transforming over 145 hectares of low quality industrial land into a regionally significant commercial, residential and leisure development site on the banks of the River Mersey.

Mersey Gateway:

The site is in close proximity to the new Mersey Gateway Bridge Project which recently opened to provide a new 6 lane bridge linking Widnes and Runcorn and the M62 and M56 motorway network.

The new bridge not only provides improved connectivity for the supply chain for occupiers locally but also opens up Widnes to attract staff from across the region within a manageable commute time.

DESCRIPTION

The site comprises a former manufacturing facility on 40 acres which has been demolished and site remediation works are under way to provide an 'oven ready' strategic development site from early 2018.

The site has an existing employment allocation for B1, B2 and B8 uses suitable for distribution or manufacturing given that the site retains significant utility connections from its previous use.

THE OPPORTUNITY

The site is being promoted by developer/contractor, Marshall CDP to provide bespoke design and build industrial/manufacturing units from 20,000 to 600,000 sq ft.

Consideration will be given to both freehold and leasehold packages that fit within the proposed delivery strategy for the site.

THE DEVELOPER

Marshall CDP is one of the leading property developmental building contractors in the North of England.

They have undertaken numerous industrial and office developments in the North West and are able to react quickly to occupier requirements with an in-house team of architects, engineers, quantity surveyors and project managers.

FURTHER INFORMATION

For further details on the site including viewing, costings and bespoke proposals please contact the sole agent:

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