



NORTHERN TRUST
COMPANY LIMITED

TO LET

**A562 SPEKE ROAD
WIDNES CHESHIRE**

WIDNES INDUSTRIAL

**HIGH QUALITY
WORKSHOP / INDUSTRIAL
& TRADE COUNTER UNITS
FROM 484 - 17,050 SQ FT
(44.96 - 1,583.98 SQ M)**

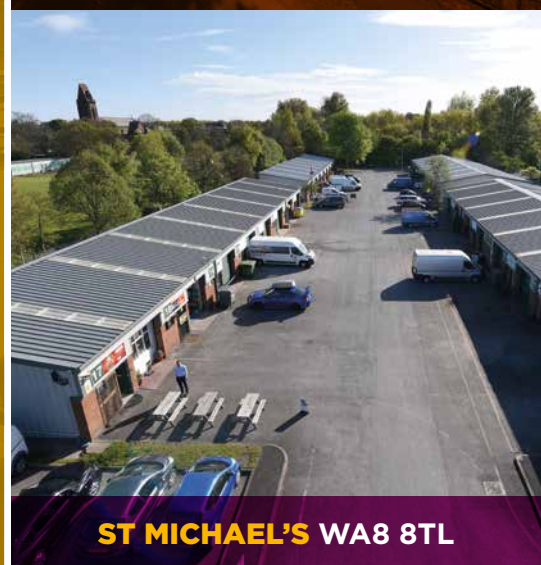
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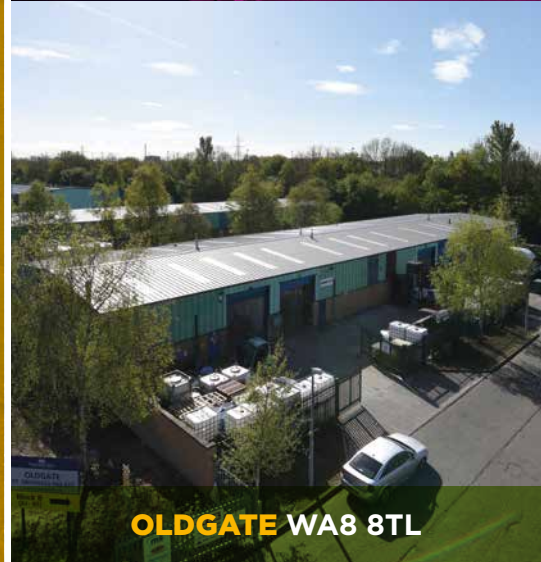
EVERITE ROAD WA8 8RA



MARSHGATE WA8 8UA



ST MICHAEL'S WA8 8TL



OLDGATE WA8 8TL

A562 SPEKE ROAD WIDNES CHESHIRE

WIDNES INDUSTRIAL

HIGH QUALITY INDUSTRIAL / TRADE COUNTER ESTATES FROM 484 - 17,050 SQ FT (44.96 - 1,583.98 SQ M)



SUPPORTING SME EXP ANSION & RELOCATION



EVERITE ROAD

WA8 8RA

MARSHGATE

WA8 8UA

ST MICHAEL'S

WA8 8TL

OLDGATE

WA8 8TL

DESCRIPTION

Everite Road Industrial Estate totalling 83,716 sq ft is accessed off Westgate in Widnes. The estate is split into 5 separate blocks comprising a mix of modern single storey industrial / trade counter style units with sizes ranging from 3,520 – 17,050 sq ft. Units can be combined to provide a larger floor area, subject to availability. The units have an eaves height up to 5m and access to the premises is provided by manually operated steel up and over loading doors measuring approximately 4m wide by 4.5m high. Externally there are tarmac surfaced forecourts for loading and parking and the estate benefits from CCTV coverage.

The units are constructed of steel portal frame with brick / blockwork walls to 2.1m insulated plastic coated metal decking above and to the roof. The floors are also reinforced concrete.

SPECIFICATION

- CCTV coverage
- Forecourt and car parking areas
- Manually operated steel up and over loading doors
- Three phase electricity supply

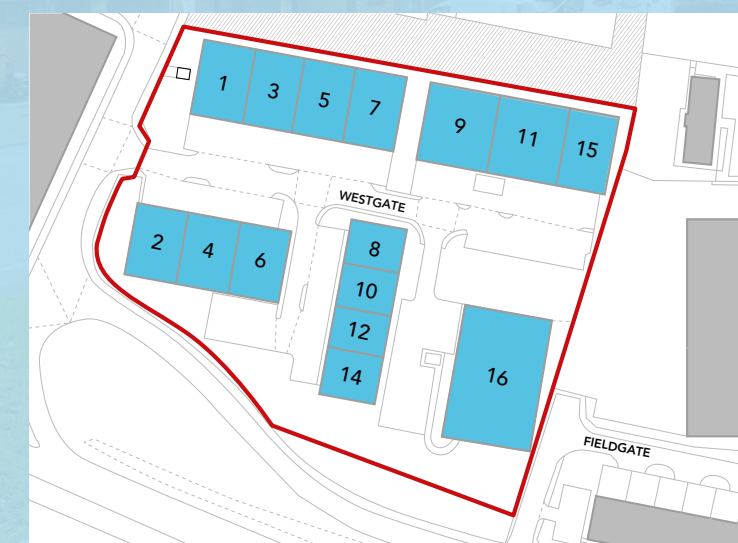
ACCOMMODATION

Unit No	Floor Area	
	sq ft	sq m
Unit 1	4,915	457
Unit 2	4,908	456
Unit 3	4,865	452
Unit 4	4,886	454
Unit 5	4,865	452
Unit 6	4,908	456
Unit 7	4,908	456
Unit 8/10/12	8,334	774
Unit 9	7,542	701
Unit 11	7,847	729
Unit 14	3,520	327
Unit 15	5,168	480
Unit 16	17,050	1,584



EPC

The EPC ratings on the available units range from D96 - D98. Copies of the individual EPC's are available on request.



DESCRIPTION

Marshgate is situated within the well-established St Michael's Industrial Estate and comprises a self-contained terrace of 7 units ranging in size from 1,572 sq ft – 1,593 sq ft. Units can be combined to provide a larger floor area, subject to availability. The units benefit from integral office accommodation with dedicated pedestrian access. Externally there is communal car parking areas and generous circulation space.

The units are constructed to a high specification of steel portal frame, part brick and metal clad elevations with eaves height of approximately 3.79m.

SPECIFICATION

- Level access loading doors
- Dedicated yard area
- Newly installed pitched metal clad composite roofs
- Fully lit and heated internally

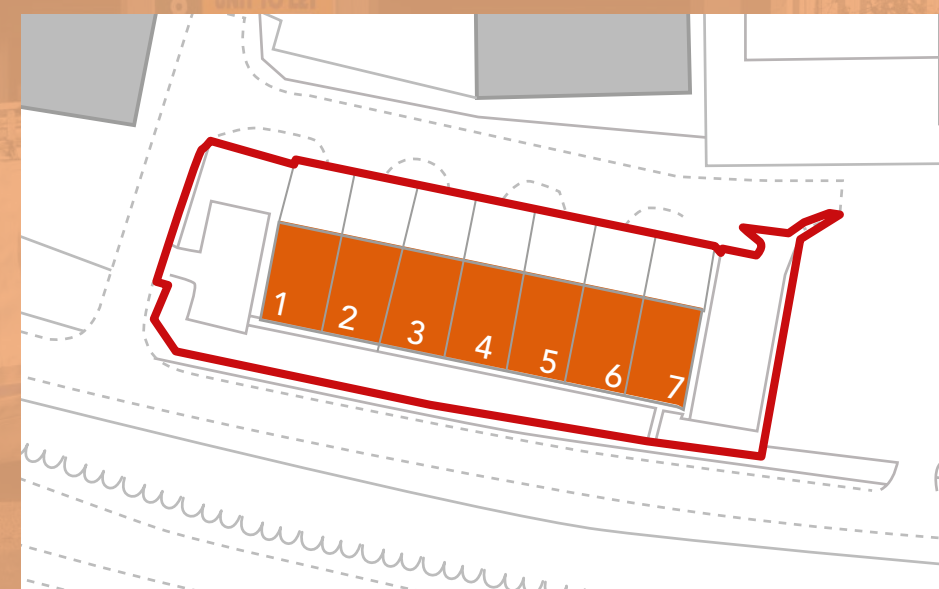


ACCOMMODATION

Unit No.	Floor Area	
	sq ft	sq m
Unit 1	1,582	147
Unit 2	1,577	147
Unit 3	1,582	147
Unit 4	1,593	148
Unit 5	1,582	147
Unit 6	1,593	148
Unit 7	1,572	146

EPC

The EPC ratings on the available units range from D87 - E117. Copies of the individual EPC's are available on request.



DESCRIPTION

St Michael's Industrial Estate is a large gated estate covering 23,248 sq ft of modern workshop / industrial units ranging in size from 484 - 969 sq ft. Units can be combined to provide a larger floor area, subject to availability. There are 32 individual units arranged in 4 terraced blocks, with ample parking provision and circulation space.

The units are constructed of brick and blockwork walls with reinforced concrete floor. The estate also offers CCTV coverage.

SPECIFICATION

- CCTV on site
- Mains gas to the estate
- Gated estate
- Forecourt and ample car parking areas
- Recently re-clad walls and roof with internal composite panels



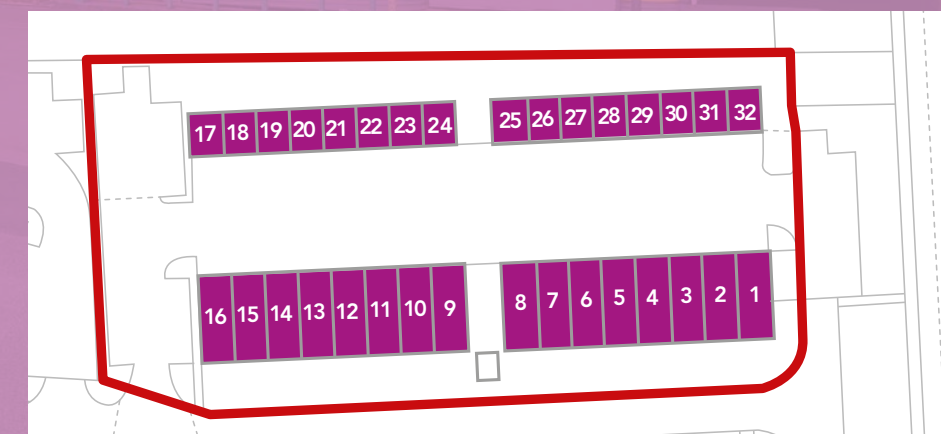
EPC

The EPC ratings on the available units range from A18 - D85. Copies of the individual EPC's are available on request.

ACCOMMODATION

Unit No.	Floor Area	
	sq ft	sq m
Unit 1	969	90
Unit 2	969	90
Unit 3	969	90
Unit 4	969	90
Unit 5	969	90
Unit 6	969	90
Unit 7	969	90
Unit 8	969	90
Unit 9	969	90
Unit 10	969	90
Unit 11	969	90
Unit 12	969	90
Unit 13	969	90
Unit 14	969	90
Unit 15	969	90
Unit 16	969	90

Unit No.	Floor Area	
	sq ft	sq m
Unit 17	484	45
Unit 18	484	45
Unit 19	484	45
Unit 20	484	45
Unit 21	484	45
Unit 22	484	45
Unit 23	484	45
Unit 24	484	45
Unit 25	484	45
Unit 26	484	45
Unit 27	484	45
Unit 28	484	45
Unit 29	484	45
Unit 30	484	45
Unit 31	484	45
Unit 32	484	45



DESCRIPTION

Situated within the well-established St Michael's Industrial Estate, Oldgate provides a total of 18 units across 3 terraces. Covering 46,187 sq ft the self-contained industrial estate offers a range of modern industrial units ranging in size from 2,034 sq ft – 3,111 sq ft. Units can be combined to provide a larger floor area, subject to availability.

Each unit benefits from integral office accommodation and offers an eaves height of approximately 3.93m to 4.16m. The units are constructed to a high specification of steel portal frame and part brick and metal clad elevations. Externally the units have generous parking allocation and circulation areas.

SPECIFICATION

- Newly installed pitched metal clad composite roofs
- Level access loading door
- Separate pedestrian access
- Eaves height of approximately 3.93m to 4.16m
- Fully fenced estate with gated access across the entrances

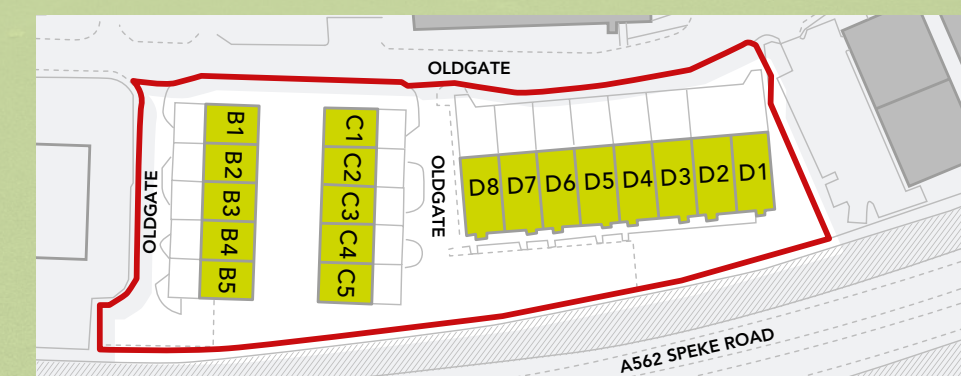


ACCOMMODATION

Unit No.	Floor Area	
	sq ft	sq m
Unit B1	2,088	194
Unit B2	2,077	193
Unit B3	2,077	193
Unit B4	2,034	189
Unit B5	2,088	194
Unit C1	2,605	242
Unit C2	2,077	193
Unit C3	2,077	193
Unit C4	2,121	197
Unit C5	2,121	197
Unit D1	3,100	288
Unit D2	3,100	288
Unit D3	3,111	289
Unit D4	3,100	288
Unit D5	3,100	288
Unit D6	3,100	288
Unit D7	3,100	288
Unit D8	3,111	289

EPC

The EPC ratings on the available units range from C61 - E117. Copies of the individual EPC's are available on request.



LOCATION

The four industrial estates are set in close proximity to each other just off the A563 Speke Road in Widnes. Widnes is an industrial town in the Borough of Halton, Cheshire, sitting on the northern bank of the River Mersey.

Directly to the south across the Mersey is the town of Runcorn, with Warrington 8 miles to the east. The estate benefits from excellent transport links with Junction 6 of the M62 / Junction 1 of the M57 only 6 minutes' drive away; and the M56 is easily accessed via Junctions 11 & 12. The Silver Jubilee Bridge, and the new Mersey Gateway Bridge provide good links to Runcorn. Widnes also offers good public transport links and is on the southern rail route between Liverpool and Manchester. Hough Green railway station is situated within 6 minutes' drive with frequent services to Liverpool and Manchester City Centre. Liverpool John Lennon airport is also just over 5 miles away.

The estates also offers good local amenities with Albert Square shopping centre 10 minutes away providing an array of shops, retail outlets and eateries. Asda, Tesco and Morrison's supermarkets are also less than 2.5 miles away.



TERMS/RENTS/OTHER CHARGES

There are a range of flexible tenancy / lease terms available. For further details please contact us. Details of the rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact the letting agents.

www.industrialunits-halton.co.uk

TRAVEL DISTANCES

M62/M57 Interchange	3.5 miles	6 minutes
Liverpool John Lennon Airport	5.1 miles	11 minutes
M6/M56 Interchange	15.5 miles	19 minutes
Warrington	8.8 miles	22 minutes
Liverpool City Centre	12.4 miles	28 minutes
Manchester City Centre	30.1 miles	44 minutes

Source: The AA



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