



WA8 8RA

INDUSTRIAL

EVERITE ROAD INDUSTRIAL ESTATE, WIDNES



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



- CCTV on site
- Reinforce concrete floor to accommodate a uniformly distributed load of 500 lbs/sq ft (25kn/sq m)
- Steel portal frame
- Brick and blockwork walls
- Manually operated steel up and over loading doors
- Three phase electricity supply
- Mains gas to the estate
- Forecourt and car parking areas
- Domestic plumbing to toilet area
-



INDUSTRIAL

UNITS TO LET

SIZES FROM

4,865 - 9,730 SQ FT

452 - 904 SQ M

Over 200 locations throughout the Midlands and the North

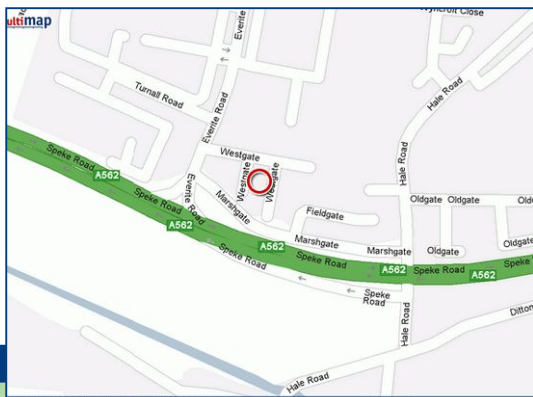


INDUSTRIAL

EVERITE ROAD INDUSTRIAL ESTATE, WIDNES

LOCATION

The premises are located on the established Everite Road Industrial Estate, adjoining the A562 which provides access to junction 6 of the M62, approximately 2 and a half miles to the north and junction 12 of the M56, 3 miles to the south.



DESCRIPTION

The premises comprise modern single storey industrial units of steel portal frame construction with brick/blockwork walls to approximately 2.1m (7') with insulated plastic coated metal decking above and to the roof. The floors are reinforced concrete to accommodate a uniformly distributed load of 500lbs/sq ft (25kn/sq m).

The units have an eaves height of 5m (16') and access to the premises is provided by manually operated steel up and over loading doors measuring approximately 4m (13') wide by 4.5m (14'9") high.

Externally, there is a tarmac surfaced forecourt for loading and parking.

TERMS

The premises are available on a new full repairing and insuring lease for a minimum term of three years or multiples thereof, incorporating three yearly upward only rent reviews.

VIEWING

Please contact Katie Bibby on 01257 238666 for an appointment.

LEGAL COSTS

The ingoing tenant shall be responsible for the Landlords reasonable legal costs incurred in the transaction.

RATES

For information on Rateable Value or rates payable please contact Halton Borough Council Business Rates Department on 0151 471 7500. Alternatively you could obtain information from the Valuation Website which is www.voa.gov.uk/business_rates/general.htm.

INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

June 2009.

Whittle Jones - North West
Lynton House, Ackhurst Park, Foxhole Road, Chorley PR7 1NY
t +44 (0)1257 238666 f +44 (0)1257 238667

