



**NORTHERN TRUST**  
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# TO LET

## ST MICHAELS INDUSTRIAL ESTATE

ST MICHAELS CLOSE | WIDNES | WA8 8TL

### INDUSTRIAL UNITS


484 SQ FT - 969 SQ FT (45-90 SQ M)

### KEY FEATURES


- Good Transport Links
- On-Site Parking
- Minimum Eaves Height 3.5 m
- Established Location
- CCTV On-Site
- Nearby Amenities
- Gated Estate



### CONTACT US:

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# ST MICHAELS INDUSTRIAL ESATE

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## LOCATION

Located off the A562 Speke Road in Widnes, Cheshire, St Michaels Industrial Estate benefits from excellent regional transport links.

Widnes is positioned on the northern bank of the River Mersey, with Runcorn directly to the south, Warrington 8 miles to the east, and Liverpool within easy reach.

The estate's proximity to major road networks, including the M62, M57, and M56, ensures excellent connectivity for both local and national distribution. Widnes also benefits from strong public transport links, with Hough Green railway station just 6 minutes away offering regular services to Liverpool and Manchester. Liverpool John Lennon Airport is approximately 15 minutes' drive.

## MODERN INDUSTRIAL UNITS 484-969 SQ FT

### DESCRIPTION

St Michaels Industrial Estate is a secure, gated development totalling 23,248 sq ft of modern workshop and industrial accommodation.

The estate comprises 32 individual units arranged in four terraced blocks, with sizes ranging from 484 sq ft to 969 sq ft. Constructed to a durable specification, the units feature brick and blockwork walls, reinforced concrete floors and roofs with internal composite panels. The site also benefits from ample car parking, generous circulation space, and CCTV coverage, providing both convenience and security for occupiers.

### KEY FEATURES

- On-site CCTV coverage
- Electrically operated roller shutter doors
- Three-phase electricity supplies
- Integrated WC/washrooms
- 1 mile west of Widnes town centre
- Junction 1 of the M57 only 6 minutes away
- Hough Green railway station within 6 minutes' drive



### EPC

The EPC ratings on the available units range up to A18. A copy of the individual EPC certificates are available upon request.

### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact one of the letting agents.



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