

**Units 5-9 Expressway Industrial Estate,
Turnall Road,
Widnes,
WA8 8RB**

B8

01925 320 520

www.b8re.com

TO LET

79,002 sq ft on 4.60 acres



LOCATION

Expressway Industrial Estate is prominently located at the junction of Turnall Road and Everite Road, Widnes off the main A562 Speke Road providing motorway access at Junction 6/1 of the M62/M57 to the north and at Junction 12 of the M56 to the south. The A562 provides direct access into Liverpool, Runcorn and Warrington.

Liverpool Airport is 5 miles to the west and the docks at Liverpool and Birkenhead are 10 and 15 miles away respectively. Manchester International Airport, the third busiest in the UK, is 30 miles to the east.

DESCRIPTION

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

- Steel portal frame construction
- Part brick walls with profile cladding to eaves
- Pitched double skin insulated roof with good level of natural lighting
- High intensity lighting
- 4 level access doors
- Internal eaves height in excess of 6.6 metres (21ft)
- Extensive concrete surfaced yard areas
- 3-phase power
- Secure fenced site



Accommodation	Sq m	Sq ft
Warehouse	2,166	23,315
Offices	195	2,099
<u>Total</u>	<u>2,361</u>	<u>25,414</u>
Canopy	316	3,401



PRICE

Available upon request

TENURE

Unit is available to let. Terms to be agreed.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:

Jon Thorne
jon@b8re.com

Alex Perratt
alex@b8re.com



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