



Widnes
258

To Let Immediately Available
Modern Warehouse/ Logistics Facility **257,500 sq ft**



Gorsey Point
Mersey Gateway
Widnes
Cheshire **WA8 ORN**



**EXCELLENT CONNECTIVITY TO
RUNCORN & WIDNES, M62 & M56**



Widnes 258 Location



Widnes 258 is strategically located within 3 miles of junction 7 of the M62, 6 miles from junction 12 of the M56 and close to the access point onto the Mersey Gateway Bridge, which links Runcorn and Widnes.

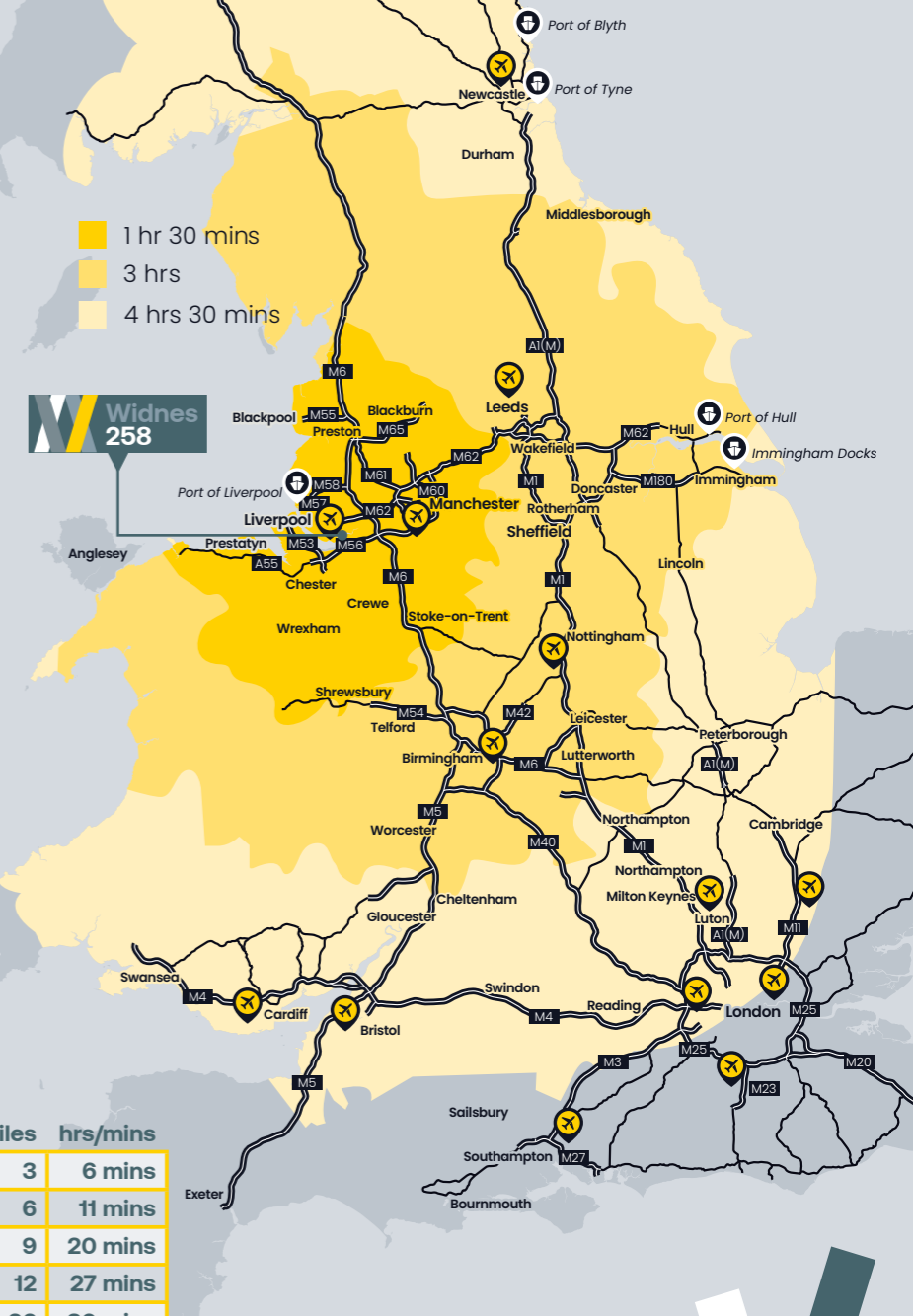
The unit benefits from excellent connectivity to the regional motorway network as well as the 3M Rail Freight Terminal at Widnes, Garston Docks, The Port of Liverpool, and Liverpool John Lennon Airport.

Access to the building is from the north of the site via Henry Street which connects directly to Fiddler's Ferry Road providing quick access to the Widnes Expressway.

Widnes Town Centre is approximately one mile to the west of Gorse Point, with more local amenities available at the recently revamped Widnes Retail Park. The newly developed Hive Retail and Leisure Park is also nearby.



HGV Drive Times	Miles	hrs/mins
M62 Junction 7	3	6 mins
M56 Junction 12	6	11 mins
Liverpool John Lennon Airport	9	20 mins
Liverpool	12	27 mins
Manchester Airport	26	30 mins
Manchester	25	28 mins
Leeds	65	1 hr 14
Hull	119	2 hrs 30



Widnes258 The Site

Mersey Gateway Bridge

←
to M56

✈️ To Liverpool
John Lennon Airport →

Widnes 258

A557

→
to M62

Widnes

A562

Fidders
Ferry Road

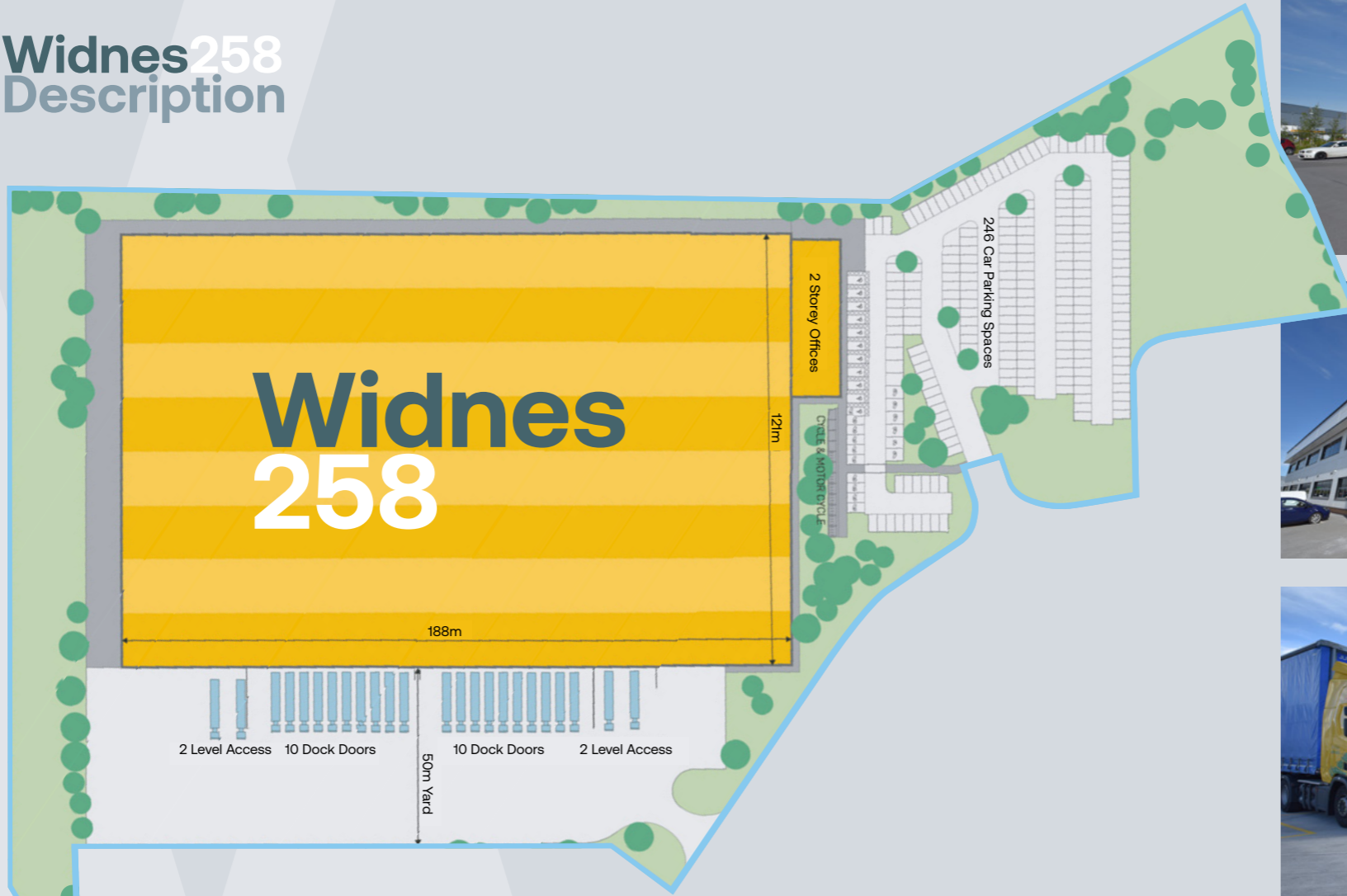
Gorsey
Lane

Henry St

NHS



Widnes 258 Description



- 20 Dock Doors
- 4 Level Access Doors
- 25 Lorry Parking Spaces
- 246 Car Parking Spaces
- 50m Yard Depth
- 15m Eaves
- 50kn/M² Floor
- 800kva Power
- 12,500 Sq Ft of Offices



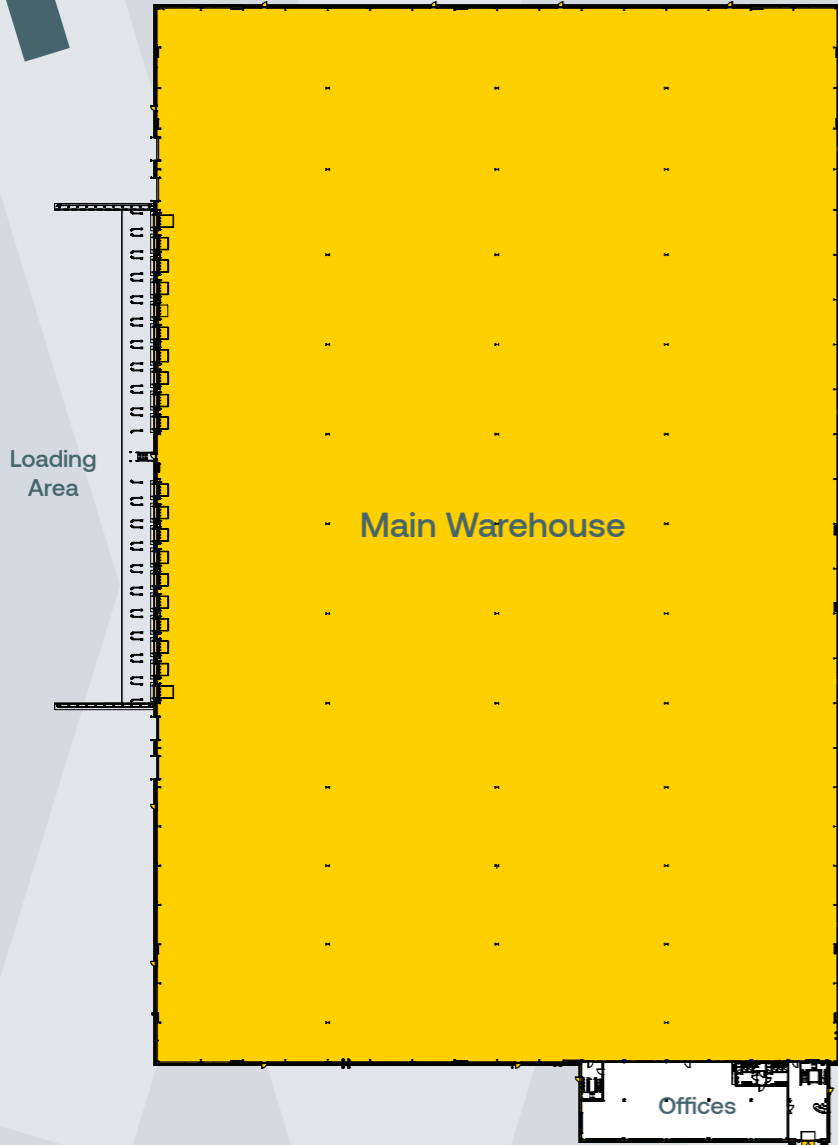


Widnes258
Warehouse

Spacious
245,000 sq ft
Warehouse

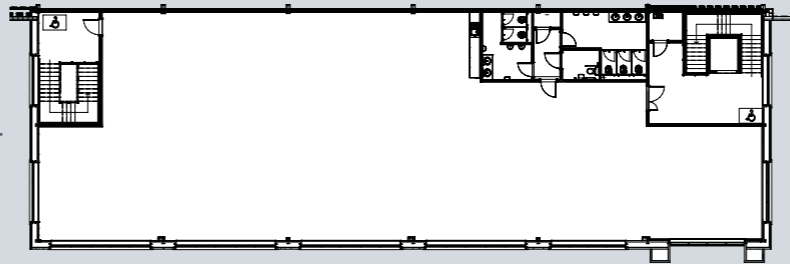
Widnes258 Accommodation

Warehouse

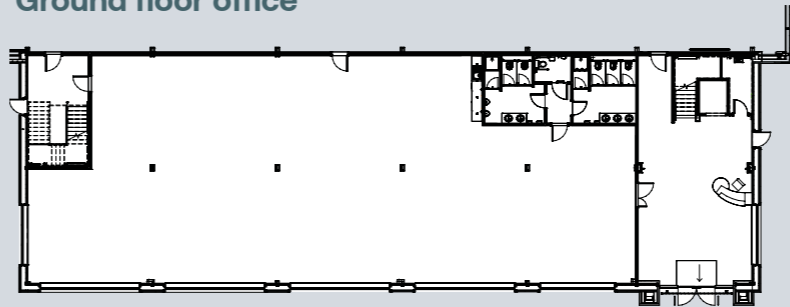


Warehouse	245,000 sq ft	22,761 sq m
2 storey office	12,500 sq ft	1,161 sq m
Total	257,500 sq ft	23,922 sq m

First floor office



Ground floor office





Widnes258
Offices

Generous Open Plan Office Space



Widnes258

Further Information

Terms

The property is available by way of sub lease or assignment of the current lease expiring 20th November 2032. Alternatively, a new lease is available direct from the landlord.

Rent

On application.

Rateable Value

The current Rateable Value for 2024/25 is £1,350,000.

Legal Costs

Each party is responsible for their own legal costs.

EPC

An Energy Performance Certificate is available on request.

Viewing

Viewing is strictly by prior appointment with the sole agents.

Jonathan Atherton

+44 (0)7778 050 197
JAtherton@savills.com

Savills Manchester

[savills.co.uk](https://www.savills.co.uk)

savills

0161 236 8644

