

UNIT

3A

WIDNES TRADE PARK

Dennis Road, Widnes, Cheshire,
WA8 0GU

TO LET

 EXCELLENT CONNECTIVITY TO
RUNCORN & WIDNES, M62 & M56

75,379 SQ FT (6,986.18 SQ M)



WATCH THE
FLY-THROUGH



MODERN HQ PRODUCTION/WAREHOUSE

 ADDITIONAL DEVELOPMENT LAND
/ POTENTIAL UP TO 50,000 SQ FT

 2 MVA OF
POWER

 HIGH QUALITY HQ OFFICES WITH EXISTING
FIT-OUT AVAILABLE IF REQUIRED

**LOCATED IN A
HIGHLY SOUGHT
AREA, WITH
DIRECT ACCESS TO
MERSEY GATEWAY
BRIDGE, WHICH
LINKS RUNCORN
TO WIDNES**

**SAV NAV WAS OGU
WHAT3WORDS /// CRAFT.SCORE.VALLEY**



RUNCORN

A533

MERSEY GATEWAY BRIDGE
A533

TESCO

GXO

PUREGYM

THE HIVE
LEISURE PARK

Premier Inn
24hr Gym

BUSSY
ICE

Nando's

THE
CUB

REEL CINEMA

pets
at home

TURNSTONE
BUSINESS PARK

QUEENSWAY A577

EARLE ROAD

DENNIS ROAD

Jellybeans
Ice Cream

WIDNES
TRADE PARK

JOHNSTONE'S
DECORATING
CENTRE

COUNTY FOOD
INGREDIENTS
Making Milk, Matter!

EDMUNDSON
ELECTRICAL

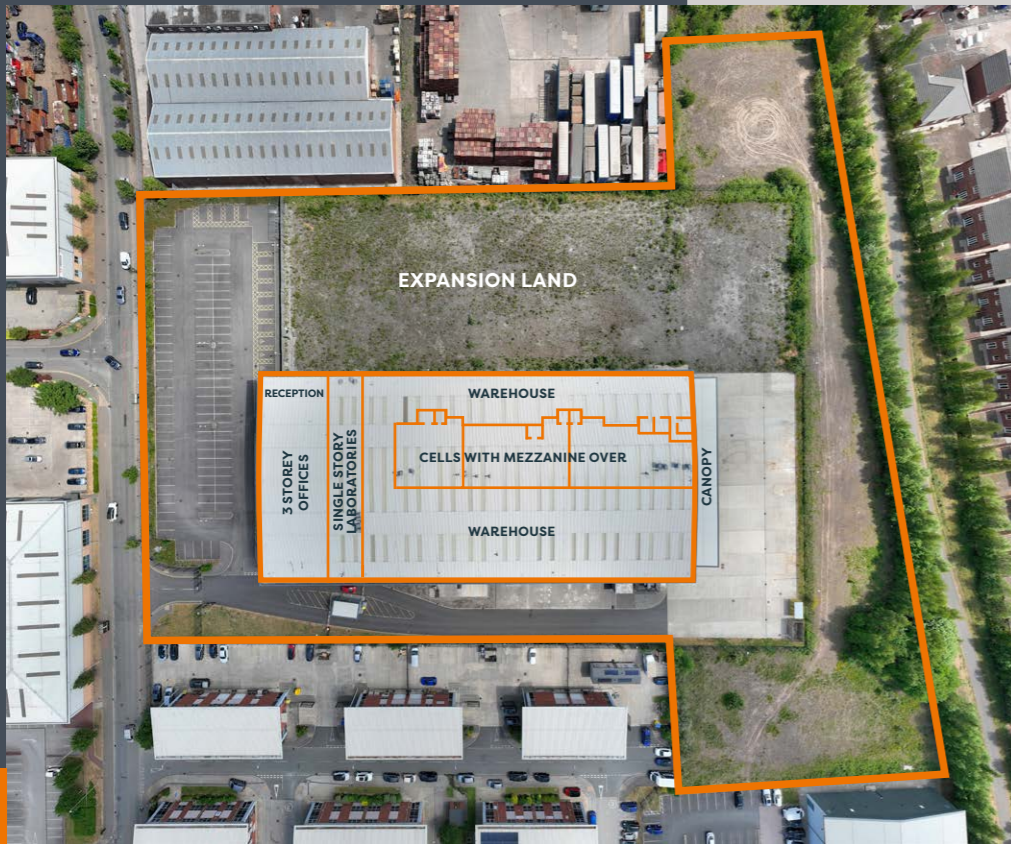
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ACCOMMODATION

Ground , 1st & 2nd Floor Office	2,149.46 Sq M	23,317 Sq Ft
Ground Labs & Facilities	341.12 Sq M	3,672 Sq Ft
Warehouse	2,477.20 Sq M	26,664 Sq Ft
Production Cells	1,009.20 Sq M	10,863 Sq Ft
Concrete Mezzanine Storage	1,009.20 Sq M	10,863 Sq Ft
TOTAL	6,986.18 Sq M	75,379 Sq Ft



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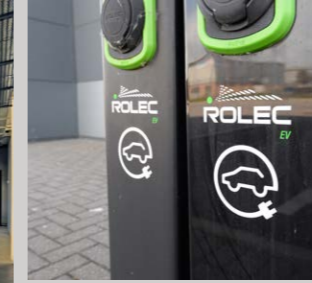
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DESCRIPTION

Immediately Available, the subject unit provides a purpose built manufacturing facility, extending to 75,379 sq ft which was constructed in 2018.

It is within a self-contained and barrier controlled gated site with additional development land/potential upto 50,000 sq ft across the side elevation (1.6 acres approx).



DETACHED UNIT WITH EXPANSION LAND



2 MVA POWER



HIGH QUALITY HQ OFFICES



13 M EAVES



EXISTING OCCUPIER FIT OUT CAN BE LEFT IN SITU, ADAPTED OR REMOVED

The unit is of steel portal frame construction with a minimum eaves height of 13 m, provides 2 MVA of power, is serviced by 4 surface level loading doors accessed via a concrete yard to the rear gable (yard depth 35m) and high quality HQ offices across ground, first and second floors.

Internally the facility has been divided to create bespoke lab areas, manufacturing and storage and 3 production cells beneath a concrete mezzanine floor. These can be left in situ or removed.

Offices are arranged across ground, first and 2nd floor and finished to the highest quality internal specification with dedicated parking for 123 cars.



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LOCATION

The site is strategically positioned with direct access to the Mersey Gateway Bridge, which links Runcorn to Widnes.

WITHIN 3.5 MILES OF THE M62 J7

5 MILES FROM THE M56, J12

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



 **CLOSE TO J7 M62 AND J12 M56**

 **WIDNES TRAIN STATION LESS THAN 2 MILES AWAY**

 **17 MINS DRIVE JOHN LENNON AIRPORT**

 **PORT OF LIVERPOOL 37 MINUTES DRIVE**



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FURTHER INFORMATION

TENURE

The unit is offered to lease by assignment or sublease.

It is occupied under a lease to expire in July 2038 at a passing rental of £ 460,000.

The lease is subject to index linked fixed rent reviews, next review October 2027 (5 yearly thereafter).

EPC

Rating: B (27)

RATEABLE VALUE

We understand the unit has a Rateable Value of £ 387,500 effective 1 April 2023

Interested parties are requested to contact the local authority.

LEGAL COSTS

Each party to be responsible for their own costs in relation to any transaction.

VAT

VAT will be payable at the prevailing rate.

CONTACT

Please either ourselves at LM6 or our joint agents at Rock RE.

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WATCH THE
FLY-THROUGH



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