



HALEBANKhouse

FOR SALE / TO LET
REFURBISHED
MODERN WAREHOUSE /
INDUSTRIAL FACILITY

PICKERINGS ROAD • WIDNES • WA8 8XW

61,415 SQ FT (5,705.53 SQ M)

- **STEEL PORTAL FRAME CONSTRUCTION**
- **TWO STOREY OFFICE/ AMENITY BLOCK**
- **FULL CCTV SECURITY SYSTEM**
- **FULLY RACKED BUILDING**
- **PROMINENT SELF CONTAINED FACILITY**

ENTER



DESCRIPTION

The property comprises a single storey warehouse building of steel portal frame construction which has been extended approximately 10 years ago all of which is situated on a self-contained secure site.



HALEBANKhouse

HOME

DESCRIPTION

SPECIFICATION

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ACCOMMODATION

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SPECIFICATION

The main features of the property are as follows:

- Steel portal frame construction
- Part brick / part clad elevations
- Original building has an over sheeted insulated clad roof with the extension having a fully insulated clad roof
- 6m eaves in original warehouse, 10m eaves in the warehouse extension
- Two storey office/amenity block refurbished to a good standard
- 6 no. dock loading doors
- 2 no. level access loading doors
- Lighting to the warehouse
- Dedicated car parking and yard areas
- Full CCTV security system
- Fully racked building
- Upgraded power supply - circa 250KVA
- Fully secured with perimeter fencing

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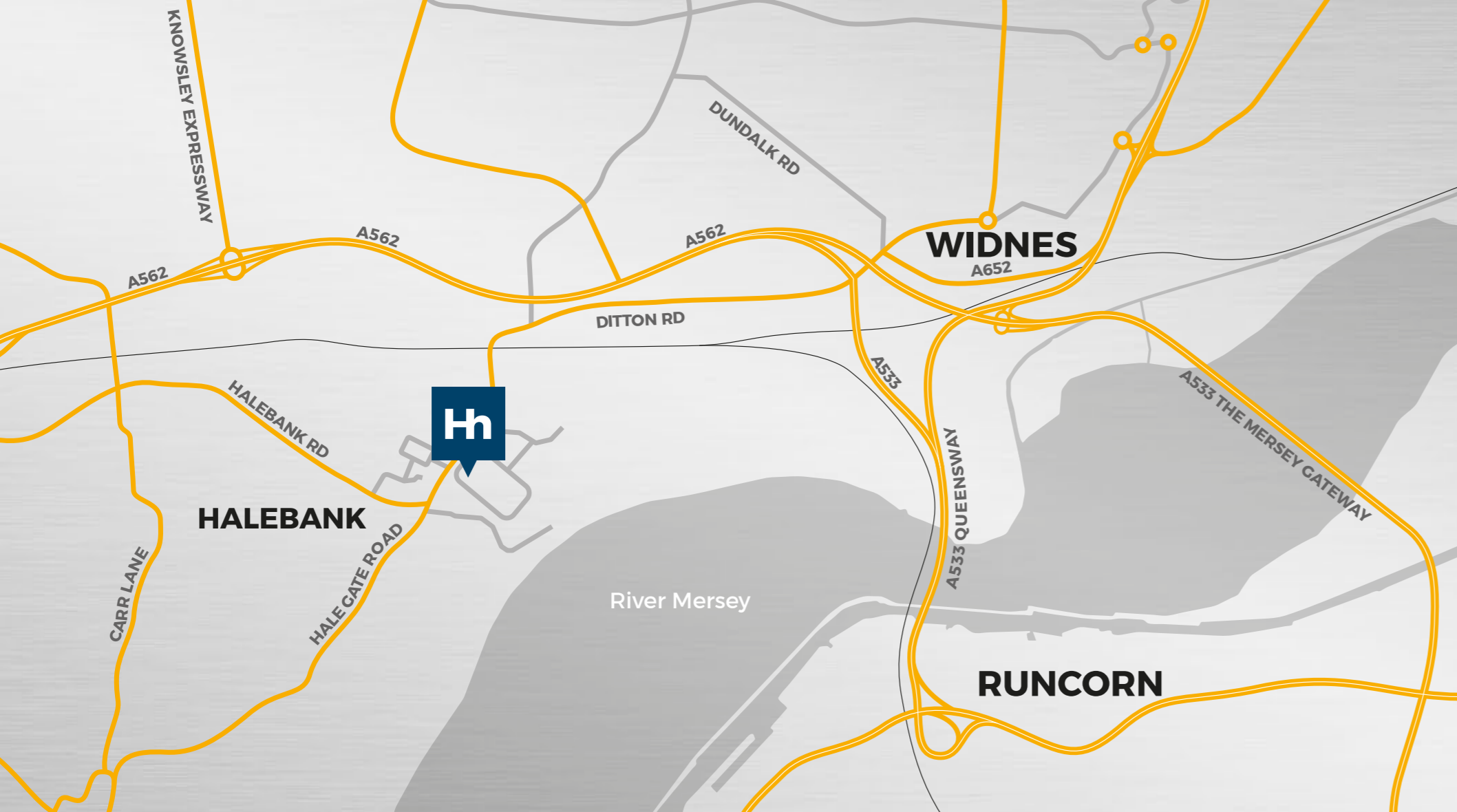
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LOCATION

The property is situated on the established Halebank Industrial Estate and is accessed from Pickering Road, which is 5 minutes' drive from the Speke Road Expressway that links the Knowsley Expressway and M62 motorway, Speke and Runcorn/Widnes Bridge.

There are a number of large occupiers in the local area including Travis Perkins, Eddie Stobart, Univar, Tesco, Express Gifts, DHL, Brentagg and Riverside Trucks.

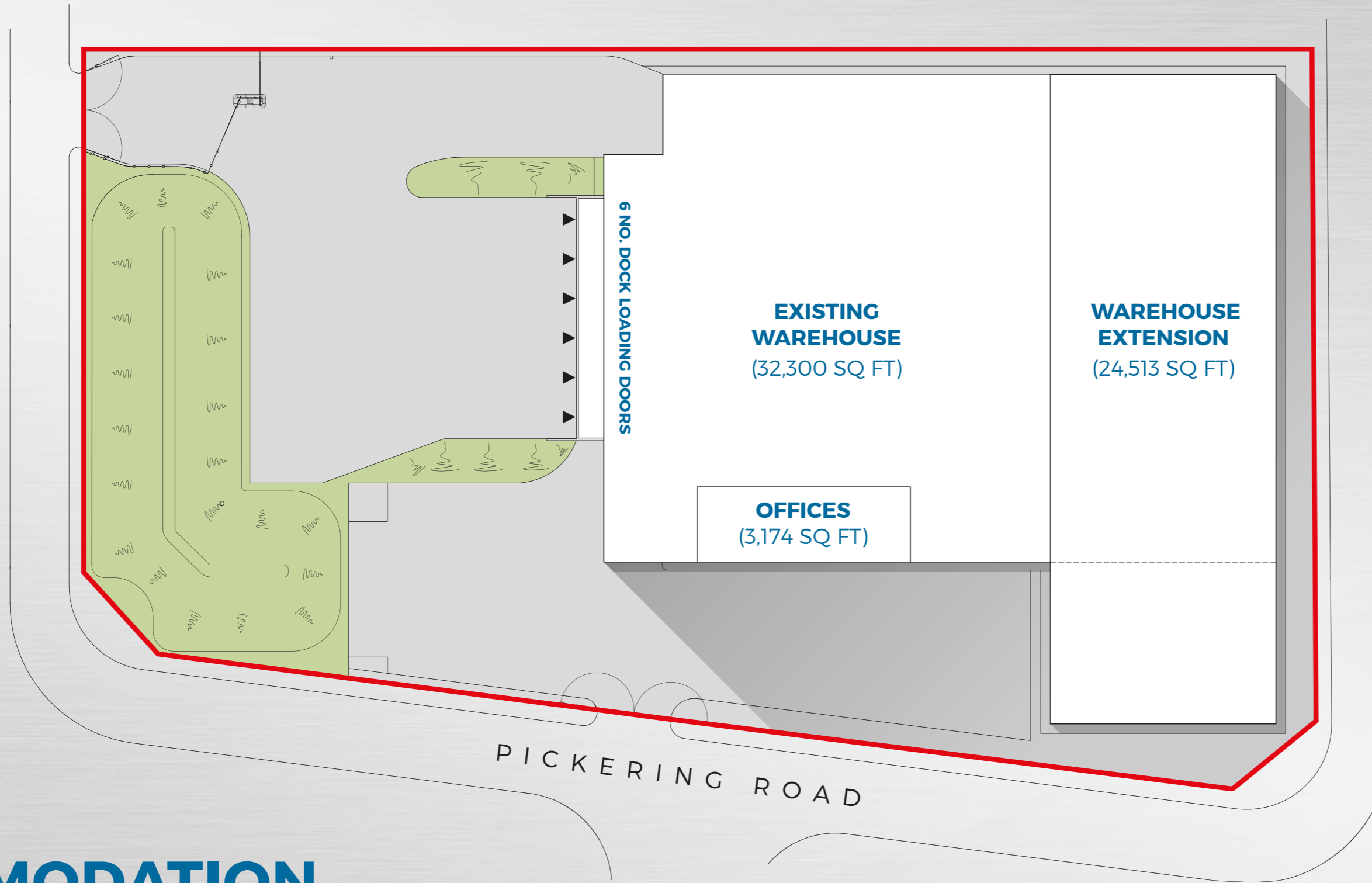
The main A562 Speke Road provides motorway access at junction 6/1 of the M62/M57 to the north and at junction 12 of the M56 to the south and also provides direct access into Liverpool, Runcorn & Warrington.

Liverpool Airport is 5 miles to the west, Manchester International Airport is 30 miles to the east and the docks at Liverpool and Birkenhead are within easy reach.

With connections to the M6, M56, M57 and M62 all within easy reach, Halebank House provides an excellent location for distribution and the new Mersey Gateway bridge has further improved connectivity.



SITE PLAN



ACCOMMODATION

The approximate floor areas are as follows:

Description	Sq Ft	Sq M
Original Warehouse	33,728	3,133.43
Warehouse Extension	24,513	2,277.33
Two storey offices	3,174	294.84
Total	61,415	5,705.53



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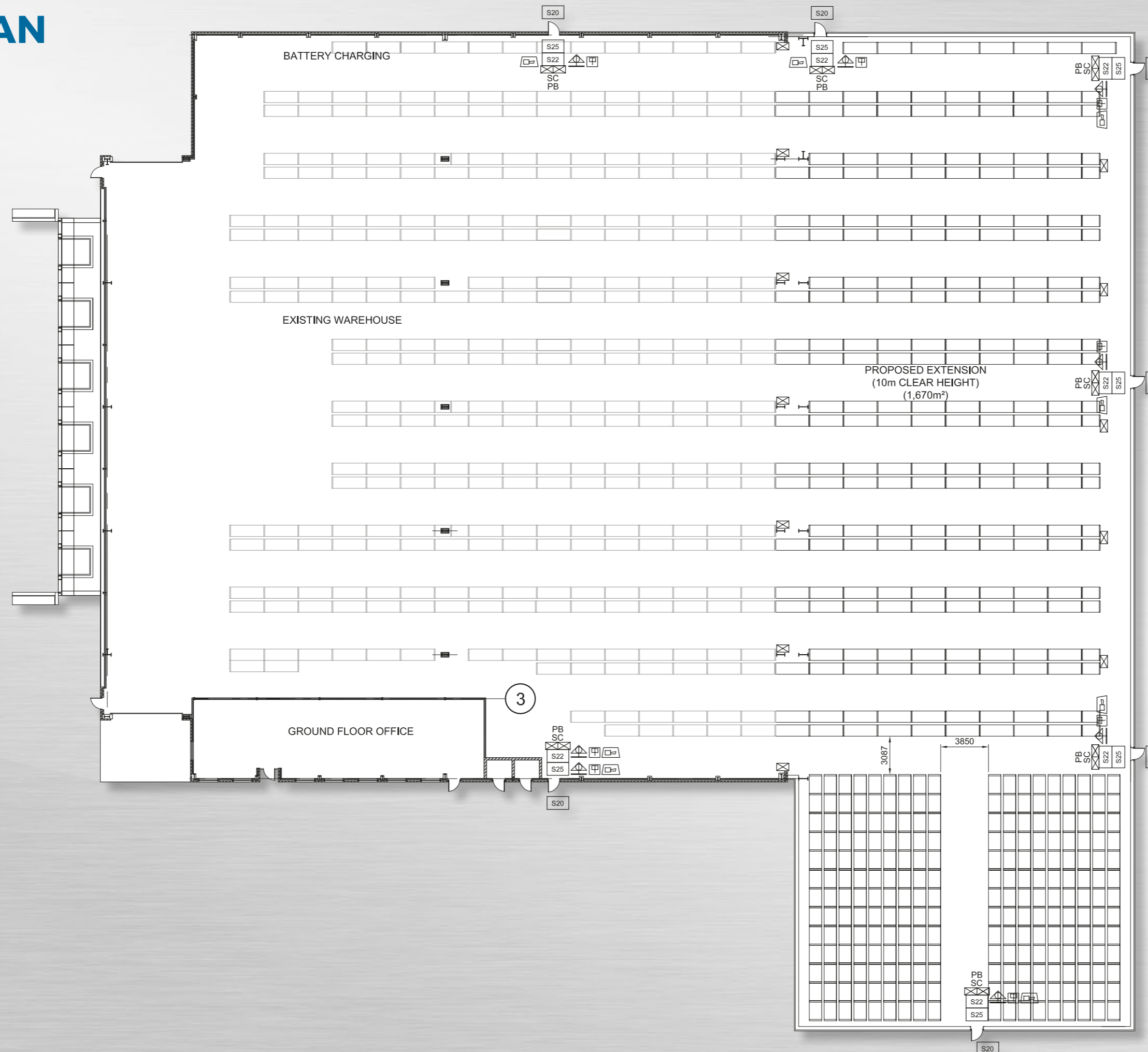
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FURTHER INFORMATION

TERMS

The property is available to purchase with vacant possession or alternatively consideration may be given to a lease on terms to be agreed.

LEGAL COSTS

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

CONTACT

For viewings and further information, please contact the joint agents B8 and Littler & Associates.



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