

Towngate Business Centre

Everite Road, Widnes, WA8 8PT

TO LET Flexible Industrial Accommodation

Industrial/Warehouse/Logistics Units & Yards

15,000 – 75,000 Sq Ft

CGI Image



- Other yards & hardstanding areas available separately
- Flexible rents and competitive terms
- 24 hour security

- Close to the A562
- Excellent access M62/M57 & M56
- Ideally located for Widnes/Runcorn, Liverpool, Warrington and the wider UK Network

A Towngate Plc Property

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ESTATE OVERVIEW

The property is situated on an 18 acre site and comprises 275,000 sq ft of industrial and warehouse accommodation. There is ample circulation space and areas for outside storage and vehicle parking.

The property is protected by tall fences, CCTV cameras and a manned gatehouse, making it suitable for occupiers who have a requirement for high levels of security.

Yard spaces are also available for lorry parking/outside storage at very competitive rates. Utility connections available.

Since 2000, the estate has undergone a major refurbishment programme that has upgraded all the units to meet modern standards.

- **Refurbished units**
- **Planning permission exists for B1, B2 and B8 uses**
- **Yards/parking and hardstanding (available seperately)**
- **24 hour security**
- **Fenced site**
- **CCTV/Manned security gatehouse**
- **Off Speke Road (A562)**



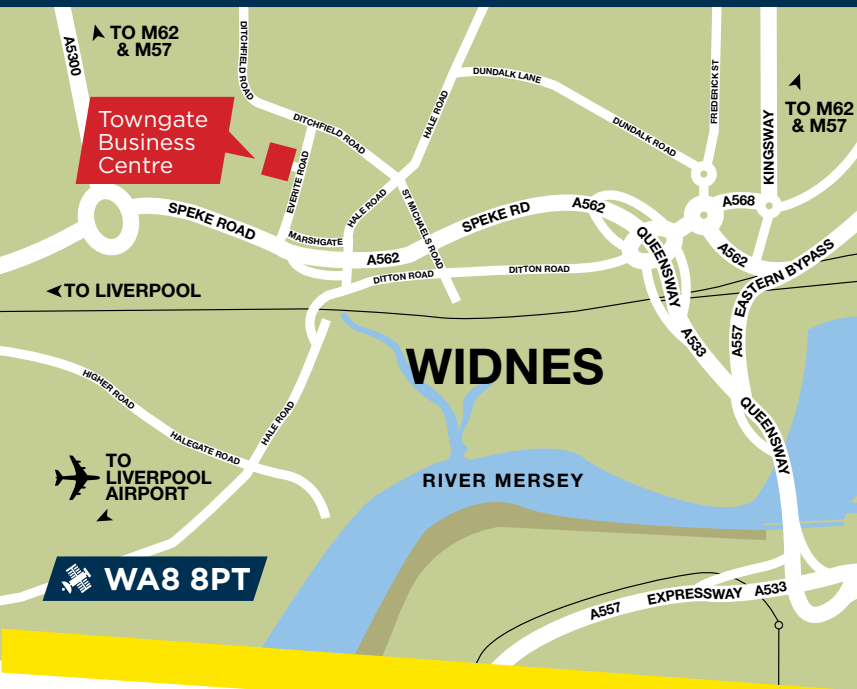
LOCATION

Towngate Business Centre is located on 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.

The property is located on a well established industrial estate, a few yards off the A562, the main road from Liverpool to Widnes. 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.

With connections to the M6, M56, M57 and M62 close by, the property is in an excellent location for distributing to all parts of the country. Railway stations at Liverpool, Widnes and Runcorn provide train access to all parts of the UK.



- Close A562
- Excellent access M62/M57 & M56
- Ideally located for Widnes/Runcorn, Liverpool & Warrington



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