

# Unit 1

# Towngate Business Centre

Everite Road, Widnes, WA8 8PT

## 76,417 Sq Ft plus Mezzanine

Potential for additional 1 - 1.5 acre yard



- 5 Dock level loading doors
- Eaves height 5m-8m
- Large yard/parking area
- High power capacity
- Ground & first floor offices
- Sprinkler infrastructure in place
- 24 Hour manned security
- **REFURBISHED**



## DESCRIPTION

Unit 1 is due to be fully refurbished to a high standard incorporating:-

- Newly decorated concrete floor
- Drive-in and dock level loading
- Eaves height 5m-8m
- Fitted offices
- Sprinkler infrastructure in place

## EPC

The property has the EPC rating D77.

## PLANNING

Planning permission exists for B1, B2 & B8 uses.

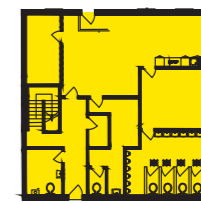
## TERMS

The premises are available on a new lease for a term of years to be agreed. Rental on application.



## SITE PLAN

- 1 Dock loading doors.
- 2 Yard area.
- 3 Potential additional yard.



GROUND FLOOR OFFICES



FIRST FLOOR OFFICES



Gross internal areas	Sq M	Sq Ft
Warehouse	6,814	73,319
Upper mezzanine floor	656	7,059
Ground floor office area	144	1,549
First floor office area	144	1,549
<b>Total</b>	<b>7,758</b>	<b>83,476</b>

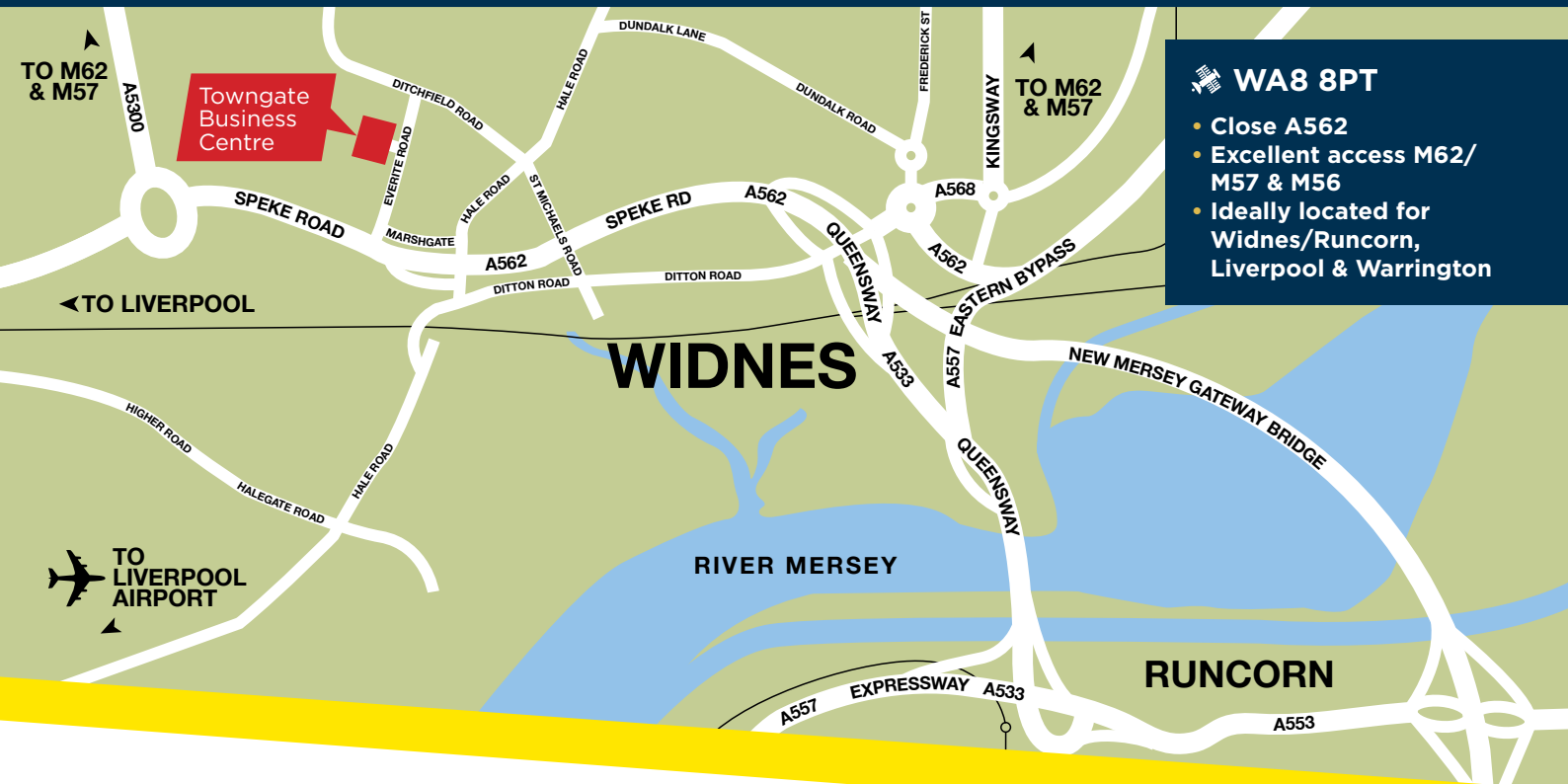
## LOCATION

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.



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