

A Towngate Plc Property

Widnes

# Unit 6B

## Towngate Business Centre

Everite Road, Widnes, WA8 8PT

16,900 Sq Ft (1,570 Sq M)



### TO LET Warehouse/Industrial Unit Plus yard areas

- Available with yard/loading facilities
- Flexible rents and competitive terms
- 24 hour security
- Excellent access M62/M57 & M56
- Ideally located for Widnes/Runcorn, Liverpool & Warrington
- Close to Speke Road A562



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## 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.

## DESCRIPTION

The unit is available with yard/loading facilities and includes first floor ancillary office accommodation and w/c facilities. The estate is protected by tall fences, CCTV cameras and a manned security gatehouse, making the unit suitable for occupiers who have a requirement for high levels of security.

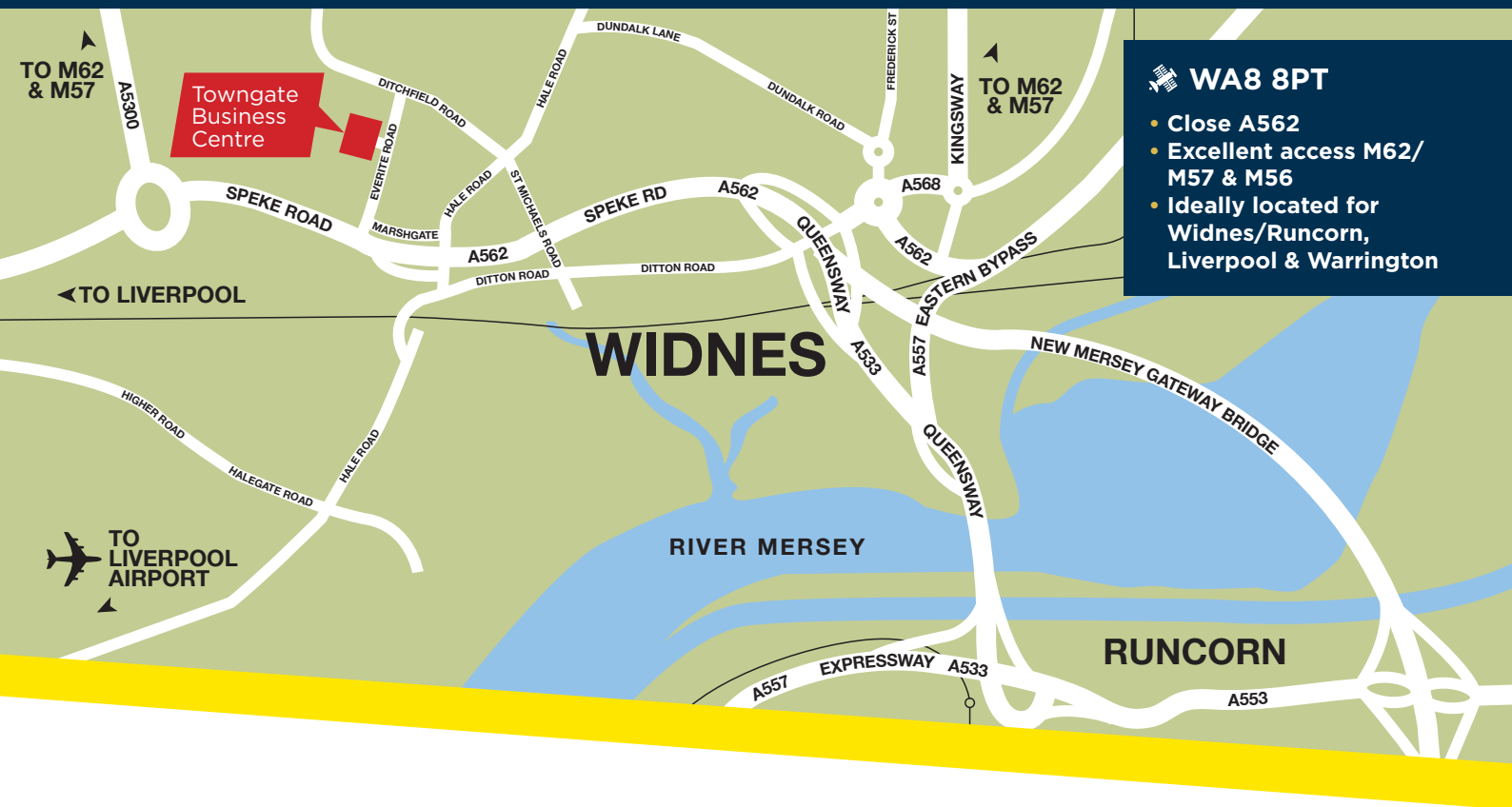
Externally, an adjoining yard is available and ample car parking.

## TERMS

The premises are available on a leasehold basis. Consideration will be given to flexible terms.

## LEGAL COSTS

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



### WA8 8PT

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