

EARLE ROAD BUSINESS PARK



**EARLE ROAD
WIDNES
WA8 0TA**

TO LET

Open storage space 1 – 6 acres
Industrial units 3,000 – 30,000 sq ft
Office accommodation 500 – 10,000 sq ft

- Fully secure site
- Flexible lease terms available

01925 320 520

www.b8re.com

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LOCATION

Earle Road Business Park is ½ a mile south of Widnes town centre adjacent to The Hive leisure scheme. The estate falls within the Widnes Waterfront regeneration area and it is anticipated that circa £70M will be invested in the area over the next decade developing commercial, leisure and residential opportunities. The site is located at the end of Earl Road and is close to the junction of the A562 Fiddlers Ferry Road and A557 Eastern Bypass providing easy access to J7 of the M62 to the north and the existing Mersey crossing Widnes/Runcorn Bridge to the south. The site also lies close to the start of where the new bridge will start on the Widnes side and part of that is already used as a site compound for the bridge construction.

DESCRIPTION

The site comprises a former manufacturing facility which has been broken up to provide a mixture of open storage yards, warehousing space and office space.

The site is fully secure with CCTV and security hut which monitors all traffic on and off the site. There is a mixture of existing concrete apron areas which can be used for open storage, existing warehouse buildings and an office building providing open plan or cellular offices along with amenities to the site.

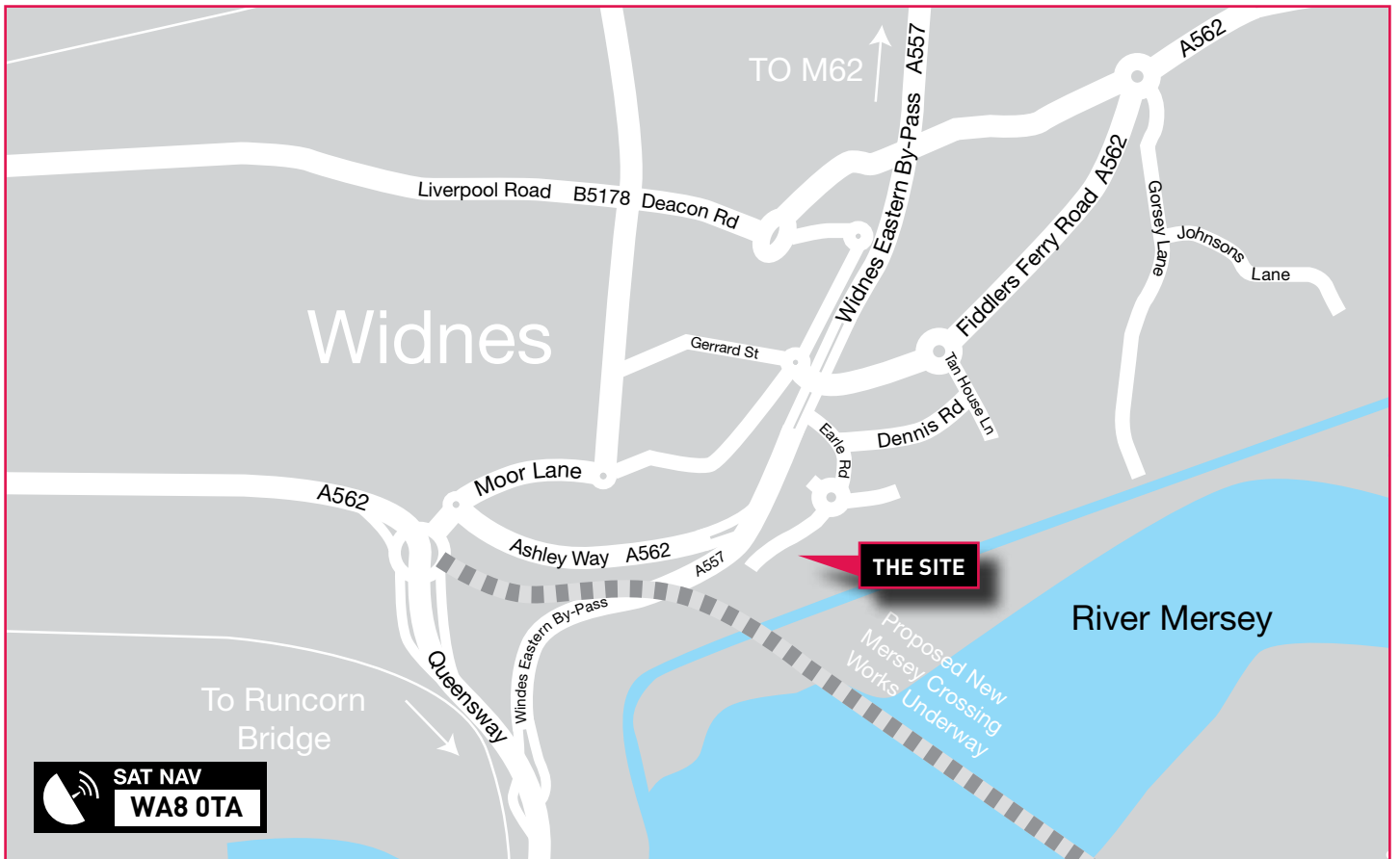
ACCOMMODATION

The site offers space as follows:

Description	Area
Industrial / Warehouse Units	3,000 - 30,000 sq ft
Office Space	500 - 10,000 sq ft
Open Storage Space	0.5 - 6 acres

For full details please contact the retained agent.





TERMS

All the available space on site is available on flexible lease terms to be agreed.

VAT

All figures are liable to VAT.

LEGAL COSTS

Each party to cover their own legal costs in any transaction.

VIEWING & FURTHER INFORMATION

Strictly through the sole agent:

Jonathan Thorne

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