

40 ACRE HIGH PROFILE DEVELOPMENT SITE
AVAILABLE ON A DESIGN AND BUILD BASIS

Units from 26,500 to 800,000 sq ft

**GORSEY
POINT**

MERSEY GATEWAY | WIDNES | CHESHIRE | WA8 0RN



STRATEGIC

NORTH WEST
LOCATION

BESPOKE

DESIGN AND BUILD
PACKAGES AVAILABLE
FREEHOLD OR LEASEHOLD

OVEN READY

REMEDiated SITE
READY FOR
DEVELOPMENT

IDEAL

FOR BOTH
MANUFACTURING
AND LOGISTICS

ACCESSIBLE

EASY ACCESS TO M62 NORTH AND M56 SOUTH
VIA THE NEW MERSEY GATEWAY BRIDGE

GORSEY POINT

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MERSEY GATEWAY

The site is in close proximity to the new Mersey Gateway Bridge Project which recently opened to provide a new six lane bridge linking Widnes and Runcorn and the M62 and M56 motorway network.

The new bridge not only provides improved connectivity for the supply chain for occupiers locally but also opens up Widnes to attract staff from across the region within a manageable commute time.



NEW MERSEY CROSSING

THE SITE

The site fronts Gorsey Lane and is accessed from the Widnes Expressway via Fiddlers Ferry Road. Widnes Town Centre is approximately one mile to the West of the site and local amenities are provided nearby at the recently revamped Widnes Retail Park and also the newly developed Hive Retail & Leisure Park.

WIDNES WATERFRONT

The site is located within the Widnes Waterfront area which is a regeneration programme transforming over 145 hectares of low quality industrial land into a regionally significant commercial, residential and leisure development site on the banks of the River Mersey.



AERIAL OF CURRENT SITE

40 ACRE DEVELOPMENT SITE



M56

RIVER MERSEY

MANCHESTER SHIP CANAL

TESCO RDC

RAIL FREIGHT TERMINAL

TO JLR
LIVERPOOL AIRPORT
M57

NEW MERSEY CROSSING

A533

TO J11/12 M56

WIDNES SHOPPING PARK

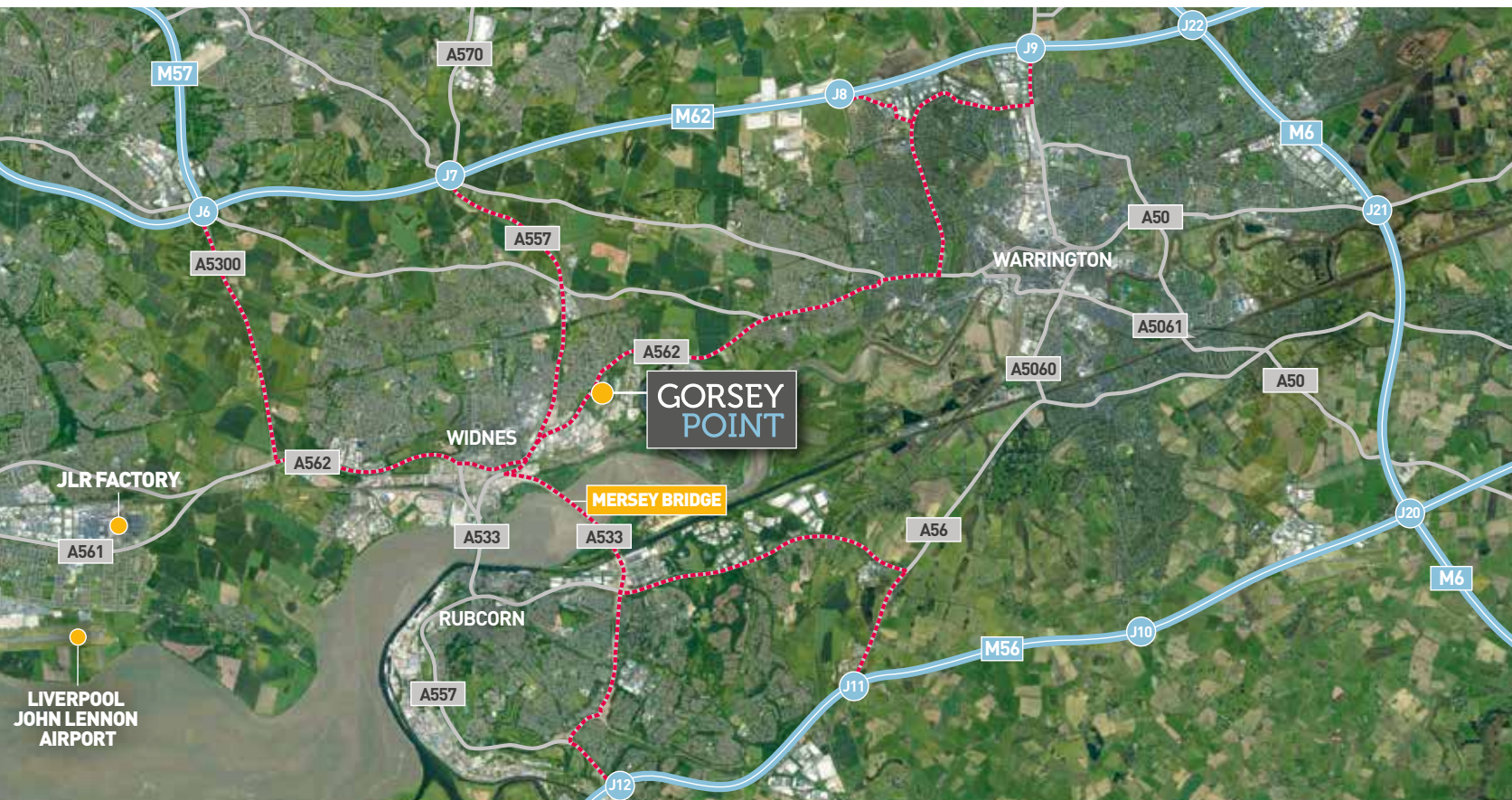
GORSEY
POINT

A557

A562

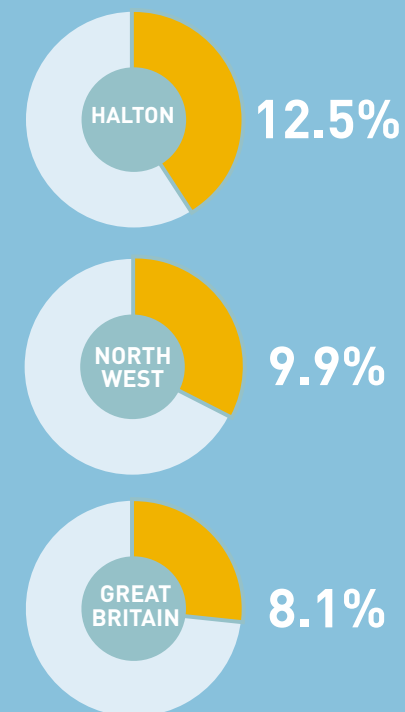
TO J7/M62

GORSEY LANE



DEMOGRAPHICS

EMPLOYEE JOBS IN MANUFACTURING



Source – Nomis 2016

EARNINGS BY PLACE OF RESIDENCE (PER WEEK)

HALTON	£497.1
GREAT BRITAIN	£552.7

Source – Nomis 2017

THE OPPORTUNITY

The site comprises a former manufacturing facility on 40 acres which has been demolished and site remediation works undertaken to provide an 'oven ready' strategic development site.

The site has an existing employment allocation for B1, B2 and B8 uses suitable for distribution or manufacturing given that the site retains significant utility connections from its previous use.

THE DEVELOPER

Marshall CDP is one of the leading property developmental building contractors in the North of England.

They have undertaken numerous industrial and office developments in the North West and are able to react quickly to occupier requirements with an in-house team of architects, engineers, quantity surveyors and project managers.

UNIQUE STRATEGIC SITE · EASILY ACCESSIBLE FROM SIX MOTORWAY JUNCTIONS

A562 FIDDLERS FERRY ROAD



OPTION 1

UNIT 1

Warehouse	250,000 sq ft	23,225 sq m
Offices (2 storey)	25,000 sq ft	2,323 sq m
Total	275,000 sq ft	25,548 sq m

UNIT 2

Warehouse	200,000 sq ft	18,580 sq m
Offices (2 storey)	20,000 sq ft	1,858 sq m
Total	220,000 sq ft	20,438 sq m

UNIT 3

Warehouse	90,000 sq ft	8,361 sq m
Offices (2 storey)	8,000 sq ft	743 sq m
Total	98,000 sq ft	9,104 sq m

UNIT 4

Warehouse	23,500 sq ft	2,183 sq m
Offices (2 storey)	3,000 sq ft	279 sq m
Total	26,500 sq ft	2,461 sq m

UNITS FROM 26,500 TO 800,000 SQ FT

OPTION 2

Warehouse	750,000 sq ft	69,677 sq m
Offices (2 storey)	15,000 sq ft	1,393 sq m
Total	765,000 sq ft	71,070 sq m

A562 FIDDLERS FERRY ROAD



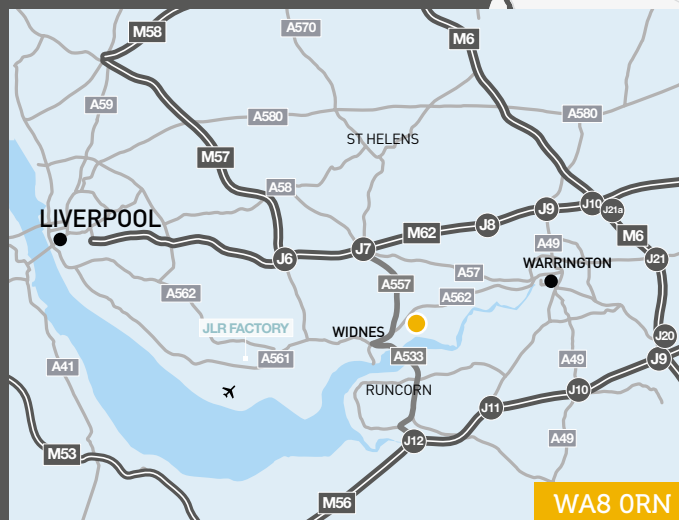
GORSEY POINT

MERSEY GATEWAY | WIDNES | CHESHIRE

LOCATION

The site is strategically located within 3.5 miles of junction 7 of the M62, 5 miles from junction 12 of the M56 and close to the access point onto the new Mersey Crossing which links Runcorn and Widnes.

The site benefits from excellent connectivity to the regional motorway network as well as the 3M Rail Freight Terminal at Widnes, Garston Docks, The Port of Liverpool and Liverpool John Lennon Airport.

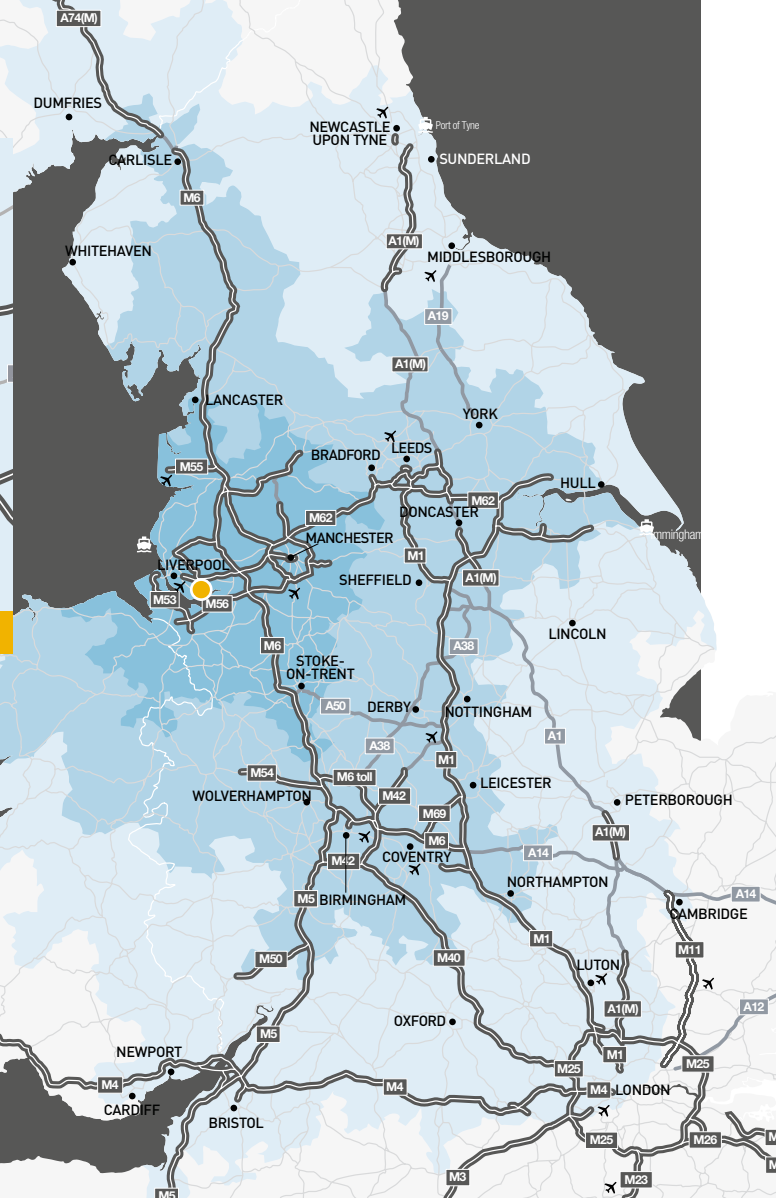


HGV DRIVE TIMES

Liverpool John Lennon Airport	9 miles	24 mins
Liverpool	12.5 miles	27 mins
Manchester Airport	30.6 miles	54 mins
Manchester	27.4 miles	1 hr 00 mins
Leeds	65 miles	2 hrs 00 mins
Sheffield	81.7 miles	2 hrs 54 mins
Newcastle	169.8 miles	4 hrs 56 mins

1 hr 30 mins
3 hrs
4 hrs 30 mins

Sources:
freightjourneyplanner.co.uk
drivetimemaps.co.uk



CONTACT

For further details on the site including viewing, costings and bespoke proposals please contact the sole agent:



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A development by:



In partnership with:



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