



# TOTAL PARK WIDNES

GORSEY LANE, WIDNES  
SAT NAV WA8 0GW

LAST REMAINING UNIT

**A B1, B2 AND B8 DEVELOPMENT**

UNIT 2 - 24,705 SQ FT TO LET / FOR SALE

MERSEY GATEWAY CROSSING

RUNCORN BRIDGE

TOTAL PARK  
WIDNES

J7 M62  
5 MINS

A533

KANNAC

NHS SUPPLY CHAIN

UNIT 2  
24,705 SQ FT

A557

TOOLBANK

GORSEY LANE

DELIFRESH

SHALL GREEN

LET TO EVOVE

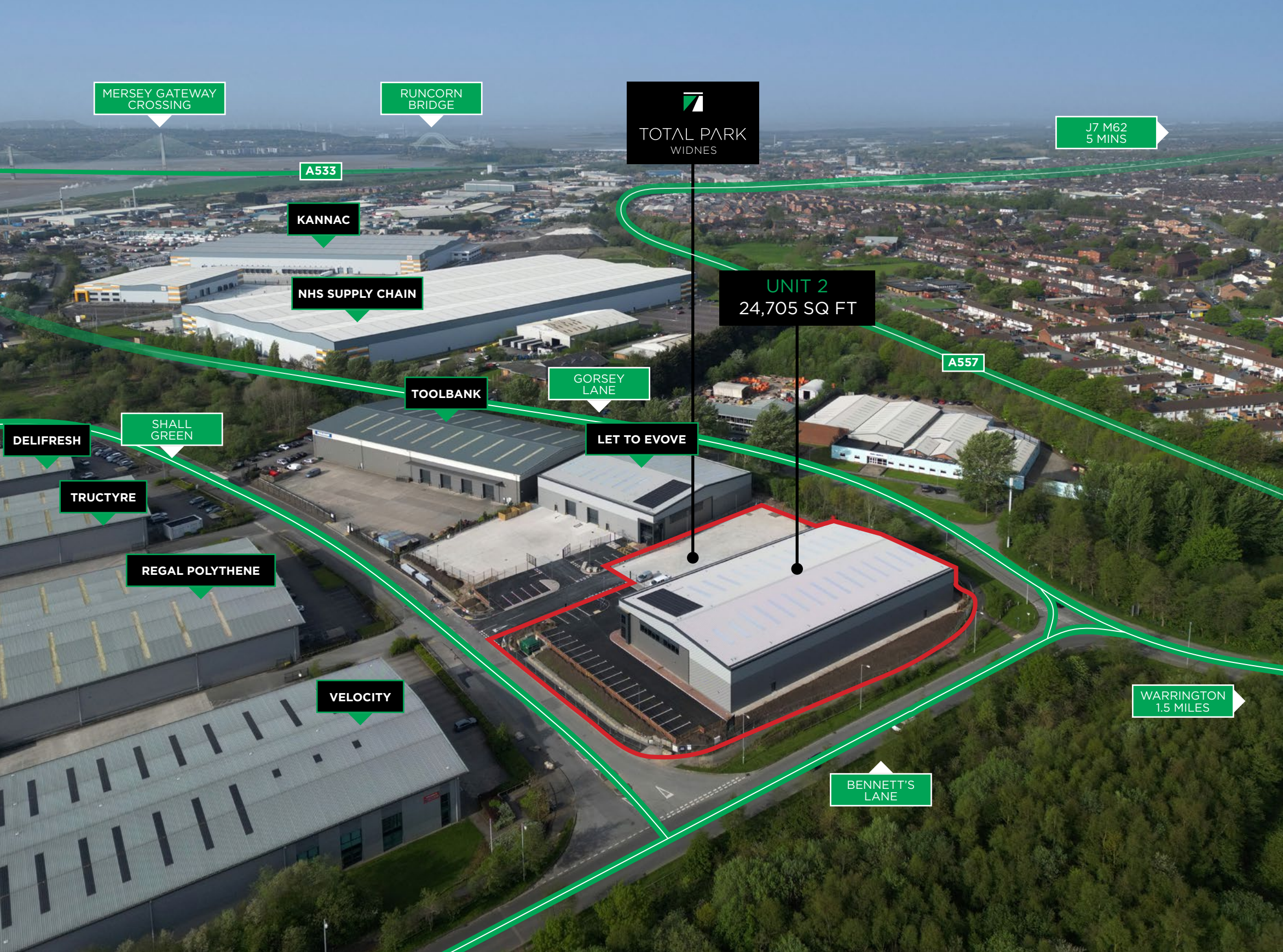
TRUCTYRE

REGAL POLYTHENE

VELOCITY

WARRINGTON  
1.5 MILES

BENNETT'S LANE



# THE SCHEME

The last remaining brand new warehouse measures 24,705 sq ft with integral offices of 2,519 sq ft on a self contained site of 1.5607 acres.



EPC rating A



BREEAM rating very good



1.5607 acre site plot



8m eaves height



40 kN/m<sup>2</sup> floor loading



250 KVA power supply\*  
\*capable of upgrade



2 level access loading doors



Fully secure private yards



Dedicated car parking



Fully fitted office space



WC's & shower facilities

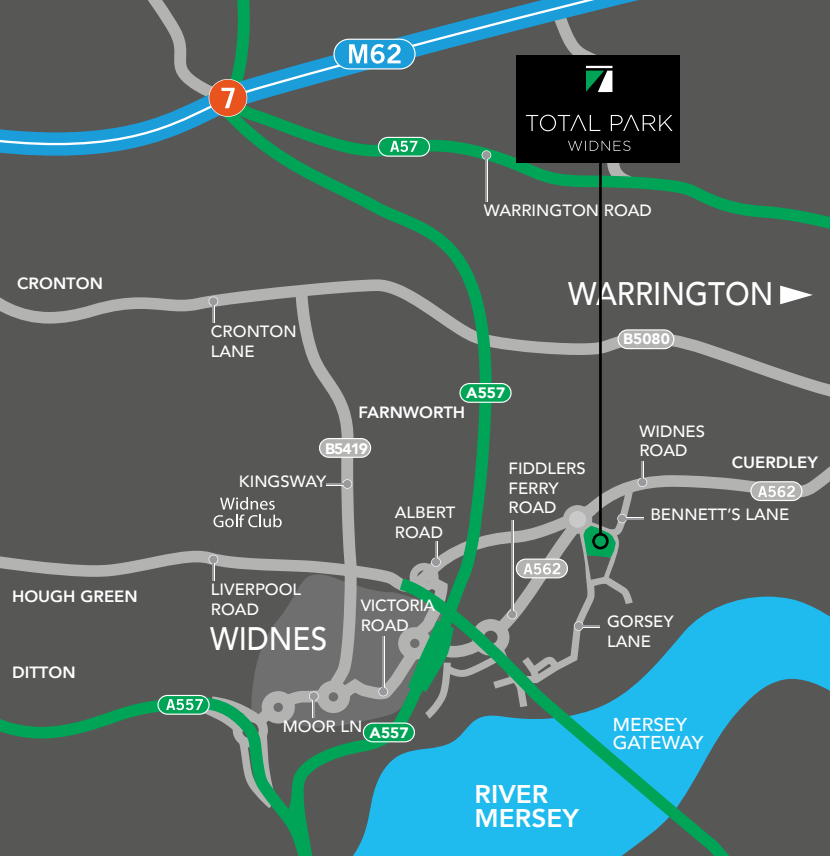


Leasehold or Freehold



| UNIT 2              | SQ FT         | SQ M            |
|---------------------|---------------|-----------------|
| Warehouse           | 21,502        | 1,997.60        |
| First Floor Offices | 2,519         | 234.00          |
| Ground Floor Core   | 684           | 63.54           |
| <b>TOTAL</b>        | <b>24,705</b> | <b>2,295.14</b> |





# LEADING LOCATION

Total Park Widnes is approximately one mile east of Widnes and links directly to the A562 Fiddlers Ferry Road and A557 Eastern By-Pass giving easy access to J7 / M62, 4 miles to the North, putting Liverpool, Warrington and Manchester within easy reach.



The Mersey Gateway Crossing and associated infrastructure has improved strategic transport routes via M62 Merseyside and M56 Cheshire linking the Liverpool City Region / North West to the rest of the UK.



Peel Ports has invested £400 million constructing Liverpool2, to further expand the UK's largest transatlantic port and to create one of Europe's most advanced container terminals.



The advanced manufacturing and automotive sector exerts a significance influence within North West. The area is home to a significant automotive cluster anchored by JLR (Speke) and Bentley Motors (Crewe).

| Destination         | Distance | Time    |
|---------------------|----------|---------|
| Warrington          | 5 miles  | 12 mins |
| John Lennon Airport | 8 miles  | 21 mins |
| M6 (J21a)           | 11 miles | 14 mins |
| Liverpool           | 14 miles | 30 mins |
| Manchester          | 27 miles | 37 mins |

## TERMS

Unit(s) are available to purchase freehold or to let by way of full repairing and insuring leases, on terms to be agreed.



FOR MORE INFORMATION PLEASE CONTACT:



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