

TO LET

Speke Approach, Widnes



Refurbished Self Contained Warehouse Unit 17, Speke Approach Montague Road, Widnes, Cheshire WA8 8FZ

- Detached industrial/warehouse unit
- 3 miles to j1 of the M57
- 6m to underside of haunch
- Recently Refurbished

16 056 sq ft (1 491.6 sq m)

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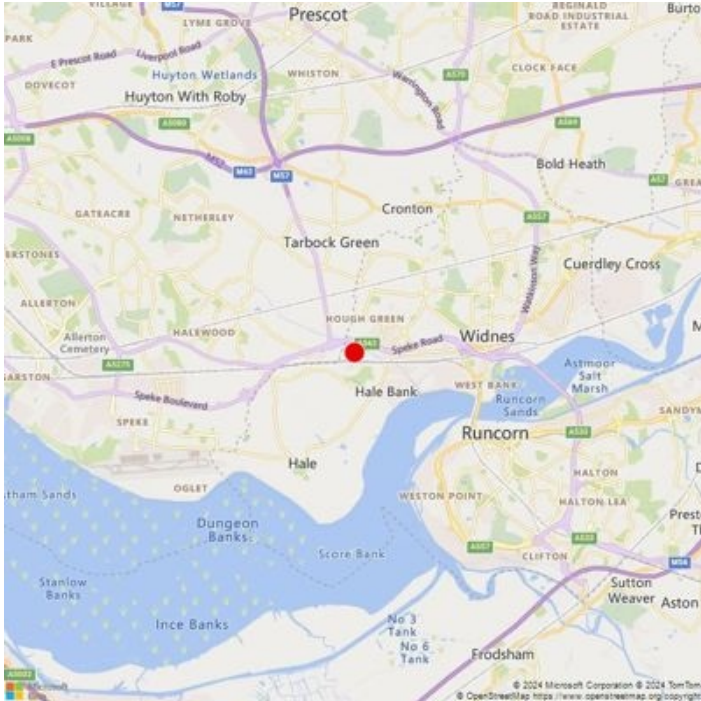
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Location Speke Approach is a successful development of 19 high quality units, and is strategically situated close to at the end of the M57 Motorway and M62 Junction 6 and Liverpool John Lennon airport.

The property is strategically located at the junction of Speke Boulevard (A562) and the Knowsley Expressway (A5300), which in turn provides direct access onto the national motorway network via either J6 of the M62 or J1 of the M57 (3 miles).

Description The subject unit provides a detached and self contained industrial warehouse. It is of steel portal frame construction incorporating clear span warehouse & ancillary offices.

Offices are provided at ground floor level and extended across 1st floor including offices, canteen and welfare facilities. A production area is below which extends to 2,358 sqft

The warehouse offers a minimum eaves height of 6 m rising to 7.6m at apex, and is serviced a full height electronically operated surface loading door (4m wide x 4.9 m high) leading to an enclosed yard.

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

| | sq ft | sq m |
|------------------|---------------|----------------|
| Ground Warehouse | 10,775 | 1,001 |
| Ground Offices | 1,270 | 117.98 |
| 1 St Floor | 4,011 | 372.62 |
| Total | 16,056 | 1,491.6 |

Terms

The property is available to lease via new FRi lease on terms to be agreed at a rent of £ 152,500 per annum + VAT

Rateable Value

We understand the unit has an RV of £ 94,000 effective 1 April 2023.

Interested parties are requested to contact the local authority.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

Each party to responsible for their own costs in relation to any transaction.

Further Information

Please contact the sole agents, LM6:
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Email: tony.okeefe@lm6.co.uk

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