

5

SHELL GREEN

WIDNES, WA8 0GW

TO LET / FOR SALE

59,739 SQ FT

GRADE A NEW BUILD INDUSTRIAL UNIT



LOCATION



Situated between
**Liverpool City Centre 14 miles to
 the West and Manchester City
 Centre 26 miles East.**

- Shell Green enjoys a prominent position at one of the major entrances to the Widnes Waterfront Regeneration Zone.
- The property is situated within close proximity to Junction 7 of the M62 (4 miles to the north) enabling direct access to Liverpool, Warrington and Manchester.
- To the South, access is gained via the recently opened Mersey Gateway Bridge which provides a new six lane link between Widnes and Runcorn.

Destination	Distance	Time
Warrington	5 miles	12 mins
John Lennon Airport	8 miles	21 mins
Liverpool	14 miles	30 mins
Manchester	27 miles	37 mins



MERSEY GATEWAY BRIDGE

SILVER JUBILEE BRIDGE

WIDNES TOWN CENTRE

RIVER MERSEY

KAMMAC

GORSEY POINT

SCCL

**Shell Green
enjoys a prominent
position at one of
the major entrances to
the Widnes Waterfront
Regeneration Zone**



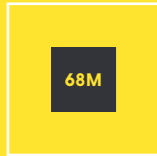
DELIFRESH

REGAL DISPOSABLES

TOOLBANK



SPEC



80m service yard



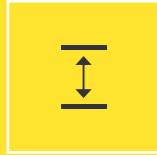
Power supply 250kva capable of upgrade



3 dock and 2 level loading doors



43 car spaces (including 6 disabled spaces)
24 trailer spaces



12m to underside of haunch



15 x electric car charging points



Secure site with gated access



Bicycle shelters and storage



Floor loading 50kN/M2



Fully fitted offices



B1, B2 & B8 opportunity for up to 60,000 sq ft on a 3.16 acre site which can be delivered to an occupier's specific requirement.



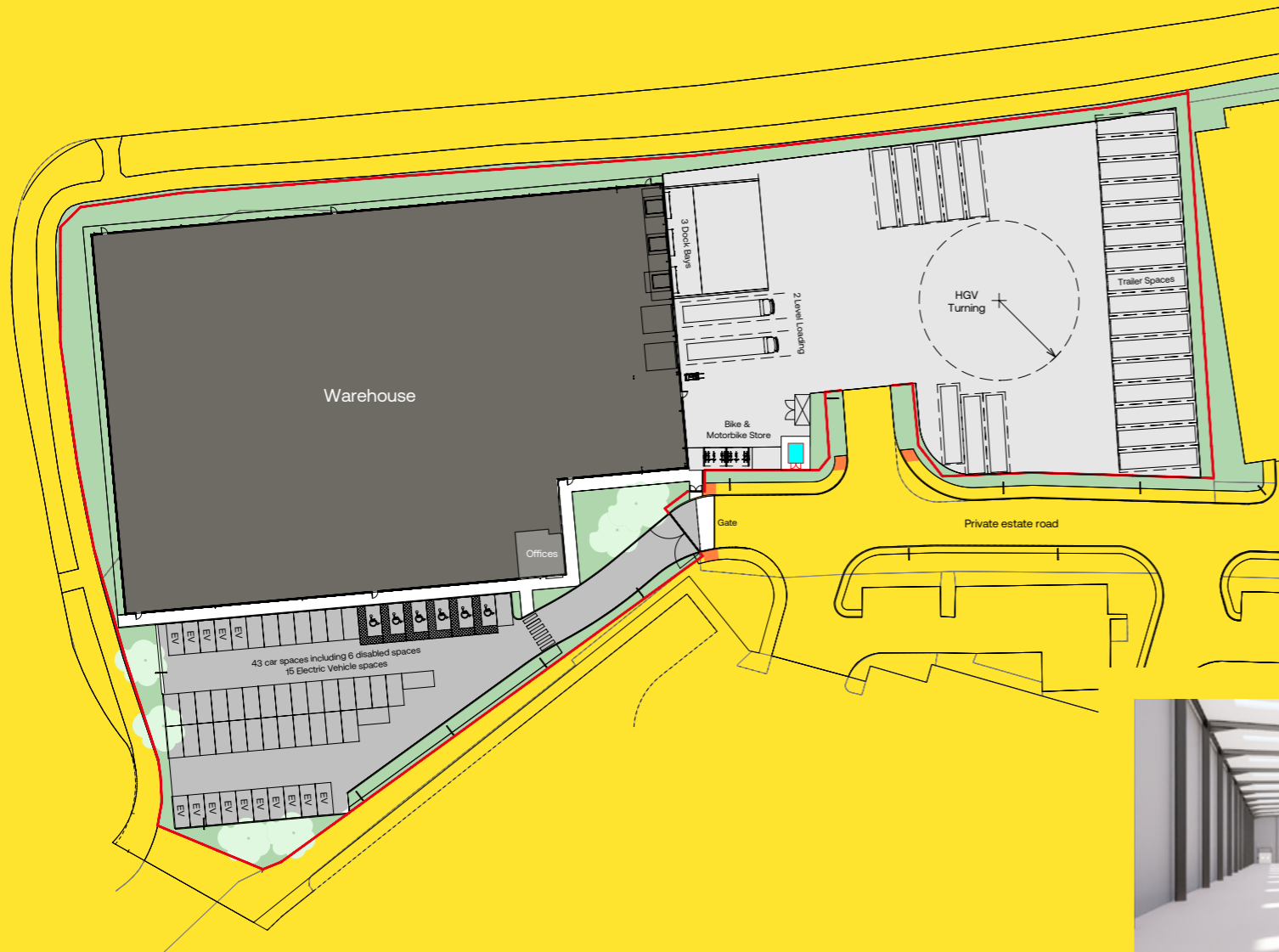
SHELL GREEN



5 SHELL GREEN

5 SHELL GREEN

ACCOMMODATION



A high quality new build unit offering low site density providing large yard areas and separate parking areas.

WAREHOUSE	53,141	4,937
OFFICE (ground)	538	50
OFFICE (first)	3,030	281
OFFICE (second)	3,030	281
TOTAL GIA	59,739	5,549

SITE: 3.163 acres
YARD AREA: 0.9 acres



5

SHELL
GREEN



5

SHELL
GREEN

5

SHELL GREEN

WIDNES, WA8 0GW

FURTHER INFO

TERMS

The unit is available to let or for sale on terms to be agreed.

BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

EPC

An energy performance certificate will be prepared upon completion. The intention is for the unit to achieve a rating of A.

KNIGHT FRANK

Sam Royle

E sam.royle@knightfrank.com
T 0161 833 7714
M 07793 808 264

Bradley Norton

E bradley.norton@knightfrank.com
T 0161 470 0611
M 07870 393 145

DTRE

Andy Lynn

E andrew.lynn@dtre.com
T 0161 549 9760
M 07795 107 469

Jack Weatherilt

E jack.weatherilt@dtre.com
T 0161 549 9760
M 07920 468 487



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. The agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2023.
RB&Co 0161 833 0555. www.richardbarber.co.uk