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FOR SALE – SIGNIFICANT DETACHED FACTORY/  
WAREHOUSE

**Eddisons**



**HALEBANK HOUSE, PICKERINGS ROAD, WIDNES, CHESHIRE WA8 8XW**

- Freehold
- Located on the established Halebank Industrial Estate
- Large site of 1.3 ha (3.21 ac)
- Secure concrete yard
- 6 no. dock level doors and 2 no. level access doors

**Size: 5,656 sq m (60,880 sq ft)**

## LOCATION

The property is located on the established Halebank Industrial Estate and accessed via Pickerings Road. It is approx. 5 minute drive from Speke Road Expressway which links via Knowsley Expressway (A5300) to the M62 at its junction with the M57. It leads via the Silver Jubilee/Mersey Gateway Bridges to Junction 11/12 of M56.

Nearby occupiers in the local area include Travis Perkins, Eddie Stobart, Tesco, DHL and Brentagg.

## DESCRIPTION

The property provides manufacturing and distribution accommodation over 3 bays with one bay comprising a modern high bay extension which is circa 10 years old. The property is of steel portal frame construction with predominately masonry elevations and profile cement roof incorporating translucent roof lights. It is built to the following specification:

- 6 no. dock level and 2 no. surface level doors
- Eaves height from 7.19 m to 11.24 m
- Halogen lighting to the warehouse
- CCTV system
- 250 KVA of power (subject to confirmation)
- Concrete surface loading and car parking with two separate accesses within a palisade fenced boundary

The property benefits from two storey integral offices which are predominately cellular in configuration. They are built to a good specification offering carpeted solid floors, suspended ceiling tiles, fluorescent strip lighting and heated via wall mounted radiators via gas central heating. In addition, the offices benefit from WC's on both floors and from UPVC double glazing.

## ACCOMMODATION

We have measured the property on its basis of Gross Internal Area (GIA) in accordance with the RICS Code of Measuring Practice as follows:

UNIT	M <sup>2</sup>	SQ FT
Original Warehouse & Offices	3,163.50	34,052
High Bay Extension	2,195.50	23,632
Two Storey Offices	296.90	3,196
<b>TOTAL</b>	<b>5,655.90</b>	<b>60,880</b>

The site area is 1.3 ha (3.21 ac).

## RATEABLE VALUE

The property is entered in the 2023 Rating List as follows:

Description: Warehouse & Premises  
Rateable Value: RV £179,000 .

## TENURE

The property is held freehold under Title No: CH136762, a copy of which is available upon request.

## TERMS

Our clients freehold interest with vacant possession, is placed to the market with guide price and further information upon request.

## EPC

An EPC has been commissioned and the property has an entry in Band C. A copy of the EPC Certificate is available upon request.

## COSTS

Each party to be responsible for their own legal and surveyors costs incurred in the transaction.

## VAT

We understand that the transaction will be subject to VAT.

## ADDITIONAL INFORMATION

The following additional information is available:

- Freehold Land Registry document & associated plan
- EPC
- Floors plans in PDF
- Asbestos report

## VIEWING

Strictly via the agents

Robert Diggle

0151 268 5280

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November 2023

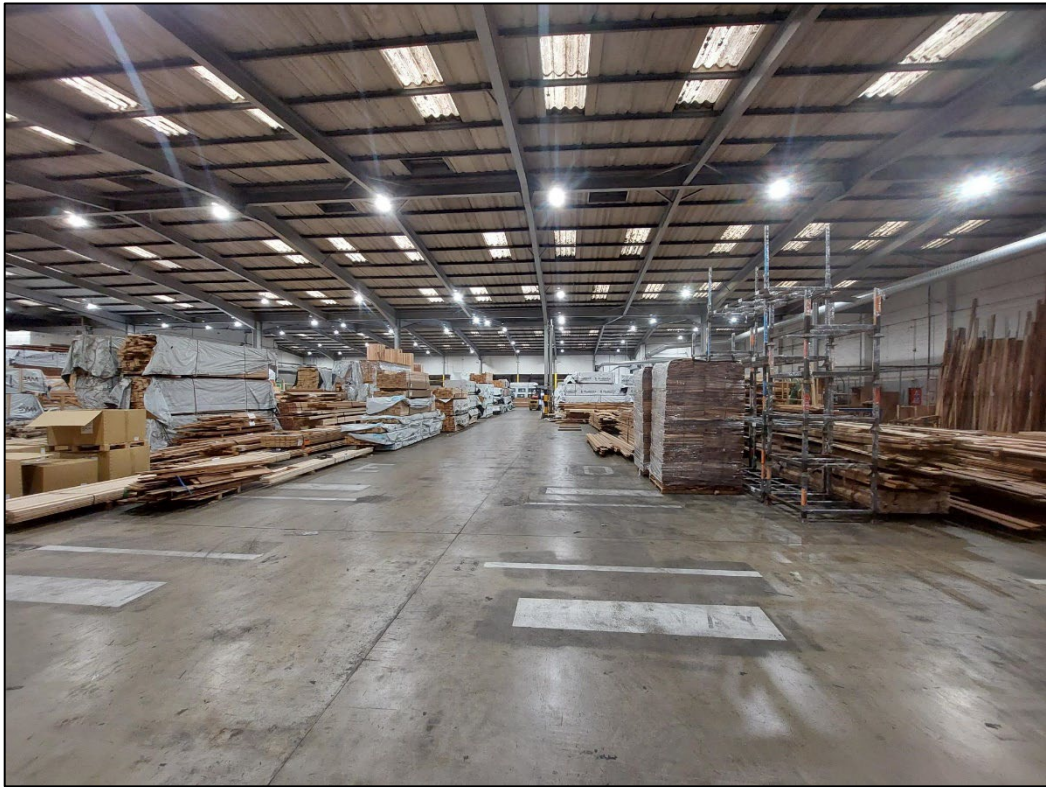
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### Important Information

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## PHOTOGRAPHS



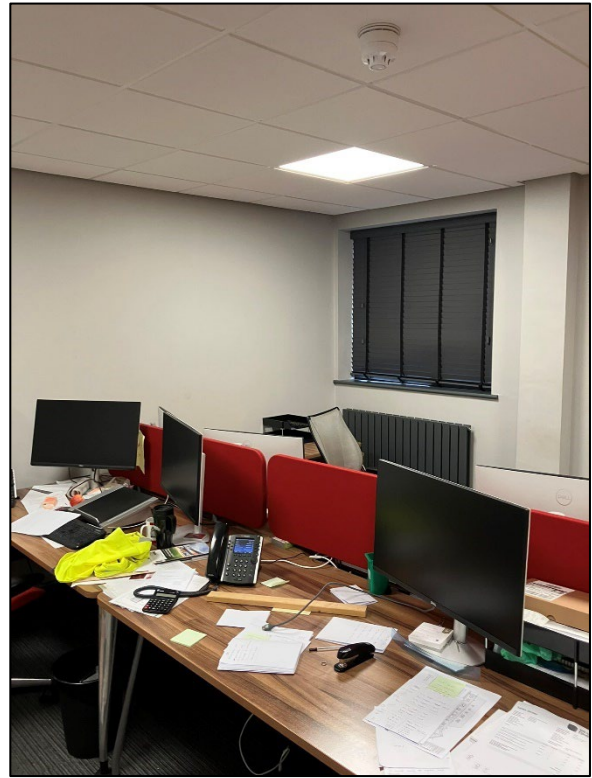
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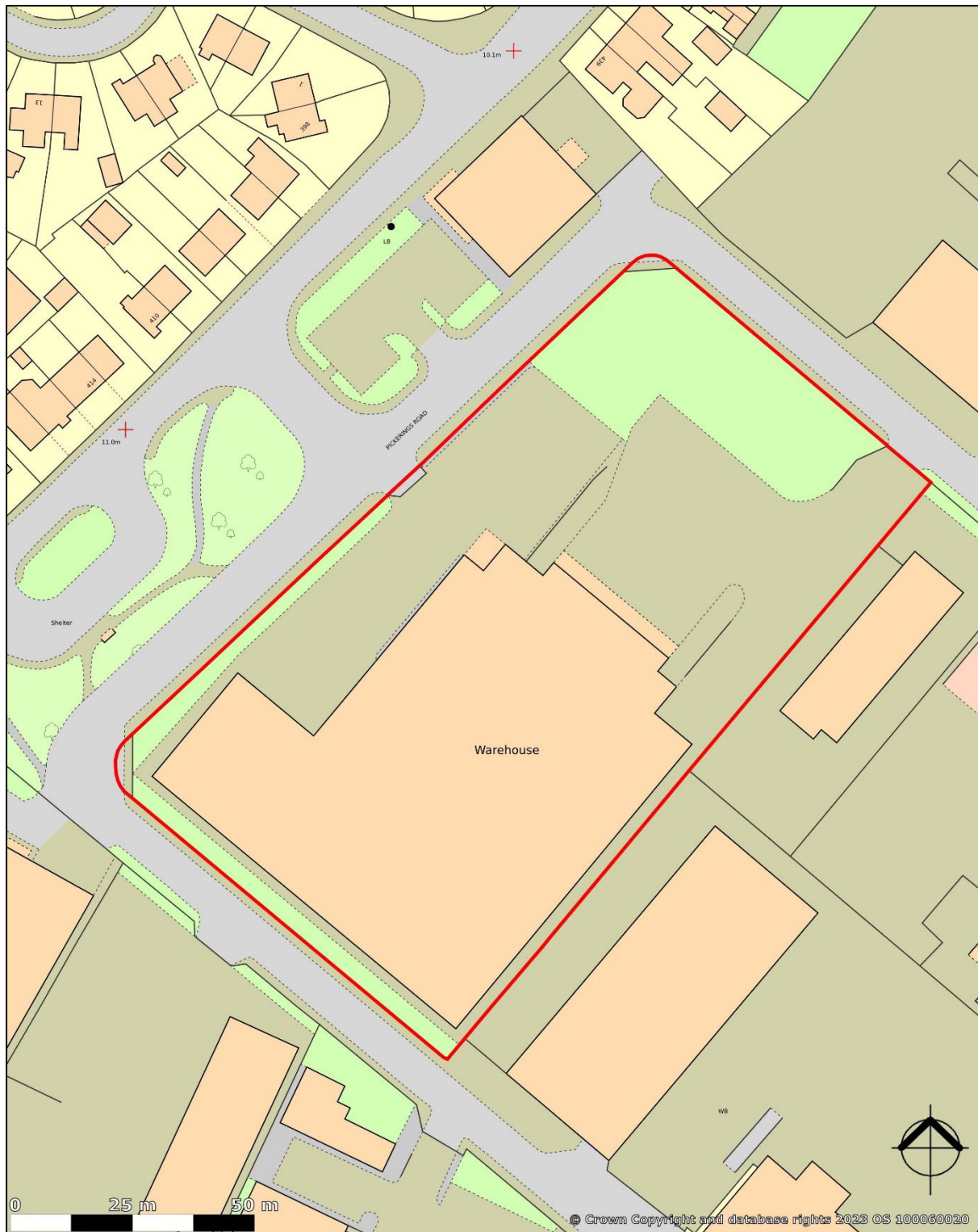
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## SITE PLAN



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