



For Sale/ To Let

www.widnesbusinesspark.co.uk

Foundry Lane, Widnes, WA8 8UD

Widnes Business Park is a new strategically placed multi purpose Business Park with excellent access to the areas key road, rail and shipping networks

- Refurbished Offices from 100 sq ft to 53,000 sq ft
- Industrial / commercial units from 822 to 125,000 sq ft
- Warehousing with pallet racking systems available from 2,500 to 40,000 sq ft
- Secure Open Storage Available
- Flexible Lease Terms on offer
- Self storage options available upon request



DESCRIPTION

Widnes Business Park is a 24.43 acre newly refurbished business park comprising an array of industrial and office accommodation set in an established commercial location. The site benefits from the following:

- Excellent transport links by rail, road and air
- State of the art CCTV system
- 24 hour manned security
- On site management team
- Fully calibrated weighbridge
- Eaves height on industrial units from 4m – 12m
- Excellent parking ratios of 1:67 sq.ft on offices
- Mains electricity supply up to 275kVa
- Mains gas supply available at 1,020 M³/hr
- Mains water at 60 M³/hr
- Additional yard space available upon request



Industrial / Commercial Units From 822 SQ FT to 125,000 SQ FT

Refurbished Offices From 100 SQ FT to 53,000 SQ FT

- Office
- Warehouse
- Amenity Building
- Open Storage / Yard



ACCOMMODATION

Building	Area (sq ft)
Foundry House	17,811
1	7,883
2	3,596
4	4,531
5	4,112
6	10,185
7	822
8	2,815
9	8,743
10	5,941
11	3,747
12	12,643
13	14,919

Building	Area (sq ft)
14	5,917
15	1,195
16	5,030
17	1,349
18	2,336
19	12,829
20	19,383
21	6,098
22	3,485
23	5,053
24	2,658
Total:	165,081

Open Storage/ Yard	Area (sq ft)	Acres
Z1	52,516	1.21
Z2	19,045	0.44
Z3	22,111	0.51

EPC's for individual units are available upon request.

Site Services

- Mains electricity supply available is 275kVA. There are two 11kV/400V transformers.
- 550 kVA+ available if required
- Mains gas supply available is 1,020 M3/hr.
- Mains water supply available is currently 60 M3/hr.





LOCATION

Widnes Business Park is situated on Foundry Lane, a traditional commercial location, within 1 1/2 miles of the A557 Expressway and in turn swift access to Junction 7 of the M62 to the North and Junction 12 of the M56 motorway to the South via the Runcorn Bridge. The immediate vicinity is fast becoming an established location for modern distribution hubs taking advantage of the excellent road links and increasingly important rail freight terminal adjacent to Widnes BP. The locational benefits are set to improve further with the new 6 lane Mersey Gateway Bridge now under construction and due for completion in 2017.



HGV DRIVE TIMES

Liverpool	27 mins
Manchester	40 mins
Leeds	1 hr 15 mins
Birmingham	1 hr 37 mins
M4 Corridor	2 hrs 49 mins
Central London	3 hrs 38 mins

VAT

All prices, outgoings and rentals are quoted free of but may be liable to VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

SITE CONTACT

Site contracts manager: 07506 114 184
 Email: info@widnesbusinesspark.co.uk
 Tel: 01943 850111

FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents;

Christopher Brown / Jonathan Baucher
christopher.brown@eur.cushmanwake.com
jonathan.baucher@eur.cushmanwake.com

Simon Roddam / Sam Birtwistle
simonroddam@begroup.uk.com
sambirtwistle@begroup.uk.com



www.widnesbusinesspark.co.uk