



**THE BEAR**  
DITCHFIELD ROAD, WIDNES WA8 8QX

**TO LET**  
**103,898 SQ FT**  
**ON 5.83 ACRES**

- HIGH BAY WAREHOUSE
- SELF CONTAINED SITE
- FULLY RACKED FACILITY
- 13.1M EAVES HEIGHT



# LOCATION

Widnes is situated in the borough of Halton, 12 miles to the east of Liverpool and 20 miles to the west of Manchester. Widnes benefits from excellent road communications with access to the M62 at Junctions 6 & 7 to the north and to the M56 at Junctions 11 & 12.

Liverpool John Lennon Airport is 6 miles to the west of Widnes providing extensive services to national and international destinations whilst Manchester International Airport is within a 30 mile drive.

This property is situated on Ditchfield Road which provides easy access to the A562 Speke Expressway, a dual carriageway linking Widnes to both the M62 and M56 motorways. The site is situated in the Ditton Industrial area with occupiers including Lions Foods, Initial Packaging and Polyone Acrol Ltd.

## DRIVE TIMES

NEW MERSEY GATEWAY	5 MINS
M62/M57 INTERSECTION	8 MINS
LIVERPOOL JOHN LENNON AIRPORT	10 MINS
JAGUAR LAND ROVER	10 MINS
PORT OF LIVERPOOL DEEP-WATER TERMINAL	15 MINS
M62/M6 INTERSECTION	16 MINS

Source: Google Maps



DITCHFIELD ROAD,  
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# TO LET

HIGH BAY WAREHOUSE FACILITY ON  
A SELF CONTAINED FULLY SECURE SITE

# 103,898 SQ FT ON 5.83 ACRES

## DESCRIPTION

The property comprises a single storey warehouse facility with integral single storey and two storey offices situated on a self contained, fully secured site.

The property is constructed in a steel portal frame in four bays with part brick / part insulated clad elevations. The roof is formed with overlaid profile metal decking.

**13.1** METRES  
EAVES  
HEIGHT  
(43 FEET)

**13,000**

PALLET SLOTS ARE AVAILABLE  
IN THE RACKING SYSTEM

LOCATION

DESCRIPTION

SPECIFICATION

ACCOMMODATION

FURTHER  
INFORMATION



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## SPECIFICATIONS

- Ground level loading at the rear and front of the property
- Fully fitted offices
- Canteen and locker room facilities
- Fully racked with partial narrow aisle racking
- Sodium lighting throughout the main warehouse
- Full sprinkler system including in-rack sprinklers
- Smoke vents to the roof
- Security lodge and barrier entry system
- Underground DERV tanks available
- Extensive yard / parking
- Canopy covered loading to the front
- 360 degree circulation

**13.1** METRES WORKING HEIGHT (43 FEET MEASURED TO UNDERSIDE OF HAUNCH)

**8** TAILGATE LOADING DOORS

**40** METRE DEPTHS TO THE YARDS

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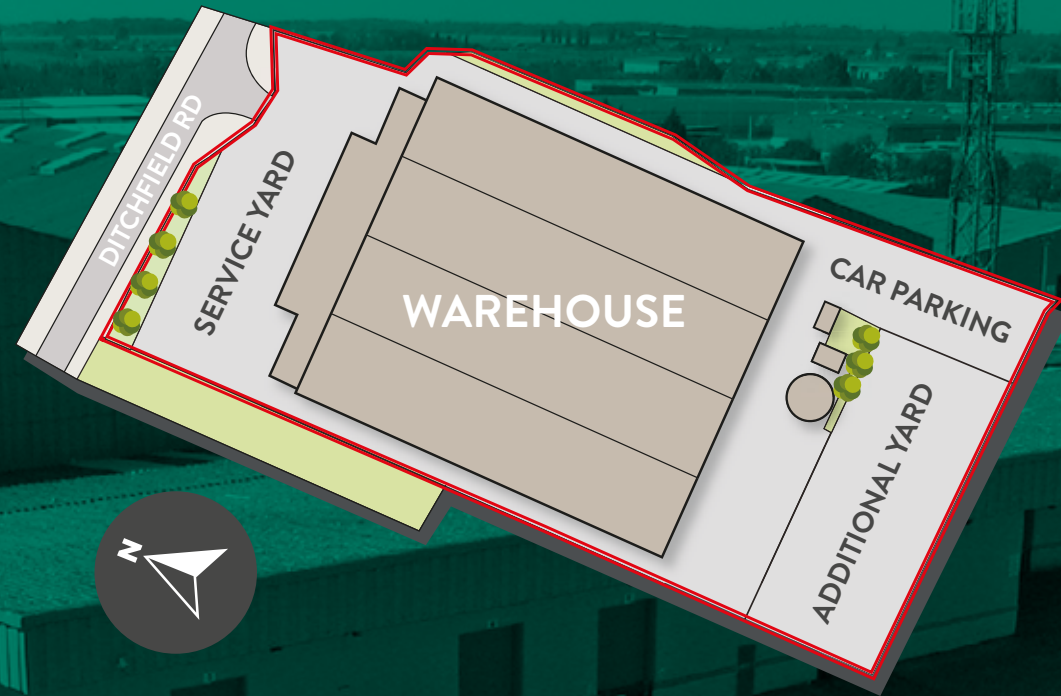
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# ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	80,567	7,484.67
LOADING AREA	15,341	1,425.21
OFFICE/CANTEEN	7,990	742.27
TOTAL	103,898	9,652.15
CANOPY	8,374	778.00
MEZZANINE	12,066	1,121.00
SITE AREA	5.83 ACRES	2.36 HA

Approximate areas



- LOCATION
- DESCRIPTION
- SPECIFICATION
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- FURTHER INFORMATION



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## SERVICES

Mains water, drainage and electricity are connected to the property

## RATEABLE VALUE

The rateable value is £280,000, under the current 2017 Rating List.

## FURTHER INFORMATION

For further information please contact the joint agents:



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