

WIDNES

Widnes Trade Park

Dennis Road
WA8 0GU



Store Size
45,000 sq ft
(4181 sq m)



TO LET

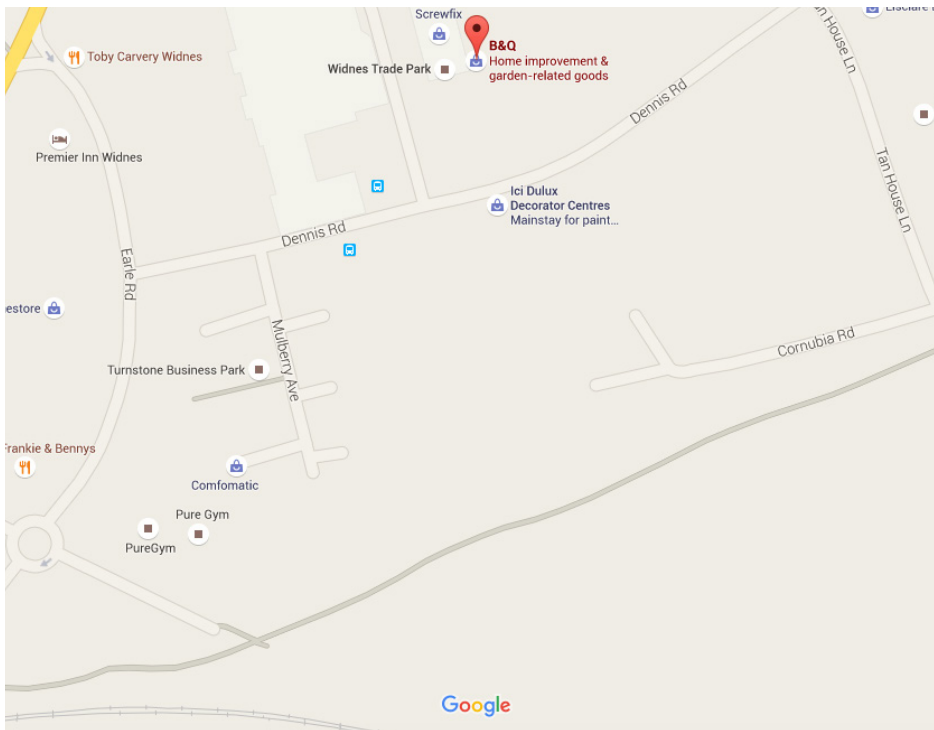
 **CUSHMAN & WAKEFIELD**
Chartered Surveyors
Martin Supple
0207 152 5898
martin.supple@eur.cushwake.com

 **Gilbert Bath**
Chartered Surveyors
Neil Gilbert
0207 636 2494
neil@gilbertbath.com

 **curson SOWERBY**
James Curson
0207 199 2979
james@cspretail.com

 **eyco**
eric young.co.uk
0131 226 2641
www.eyco.co.uk
Robert Farmer
0131 558 5146
rfarmer@eyco.co.uk





Map data ©2015 Google



TO LET

Energy Performance Certificate HM Government
Non-Domestic Building

B & Q Pic
Unit 1 Widnes Trade Park, Dennis Road
WIDNES
WA8 0GU

Certificate Reference Number:
9752-3045-0942-0600-2305

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G 151-180

Less energy efficient

42 This is how energy efficient the building is.

Technical Information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	17 If newly built
Total useful floor area (m ²): 4913	36 If typical of the existing stock
Building complexity (MCS level): 3	
Building emission rate (kgCO ₂ /m ²): 57.5	

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1234.

Demographics

- District population 545,907
- Households within a 20min drive-time catchment 241,699 (source census 2011)

Car parking

- 429 spaces

Accommodation

- 45,000 sq ft plus 13,900 sq ft garden centre

Terms

- Available on request

Planning

- Bulky good retail

Nearby Occupiers

- B&M, Tesco Extra, Pure Gym



Misrepresentation notice: Cushman & Wakefield, Gilbert Bath, Curson Sowerby and Eric Young & Co for themselves and for the vendors/lessors of the property whose agents they are, give notice that:- 1) the particulars are set out as a general outline only for the guidance of indenting purchasers/lessees and do not constitute, nor constitute part of, an offer or contract; 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3) no person in the employment of Cushman & Wakefield, Gilbert Bath, Curson Sowerby and Eric Young & Co has any authority to make or give any representations or warranty whatsoever in relation to this property or the particulars, nor enter into any contract relating to the property on behalf of Cushman & Wakefield, Gilbert Bath, Curson Sowerby and Eric Young & Co nor any contract on behalf of the vendors/lessors; 4) no responsibility can be accepted for any expenses incurred by the intending purchasers/lessees in inspecting properties which have been sold/let or withdrawn; 5) descriptions of the property are subjective and are given in good faith as an opinion and not statement of fact; 6) plans and imagery may be digitally enhanced and are published for convenience of identification only; their accuracy cannot be guaranteed and they do not form part of any contract.