

UNIT

4

ALBRIGHT ROAD
WIDNES
WA8 8FZ

B8

0151 675 5000

www.b8re.com

TO LET

AVAILABLE - JAN 26



12,803 SQ FT (1189 SQ M) MODERN DETACHED INDUSTRIAL UNIT

LOCATION

The unit is situated within an established industrial estate known as Speke Approach.

The estate is a modern development of 19 units which were constructed c.2004.

Occupies a strategic position which is accessed from off the roundabout junction of the Knowsley Expressway and Speke Road.

The estate is within a short distance from the M62 (Junction 6) whilst M56 (Junction 12) is also close by.

DESCRIPTION

Detached, modern self-contained unit which benefits from the following specification:-

- Steel portal frame construction
- Profile metal clad elevations
- 2no. level loading doors
- 7.9m eaves height (To underside of haunch)
- 3 phase electricity
- Two storey offices
- Secure yard areas

ACCOMMODATION

We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Cross Internal Area as defined by The Code of Measuring Practice 6th Edition:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	917.3	9,874
GROUND FLOOR OFFICES	215.5	2,320
FIRST FLOOR OFFICES	56.6	609
TOTAL	1,189.4	12,803
MEZZANINE	70.1	755





 **WA8 8FY**

TERMS

New Full Repairing and Insuring lease

TENURE

Leasehold

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:-

Alex Perratt
alex@b8re.com
 07951 277 612

Robert Diggie
Robert.diggie@eddisons.com
 0151 268 5280

Sam Paddon
sam@b8re.com
 07376 591 823



MISREPRESENTATION ACT: B8RE for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of CBRE or B8RE has any authority to make or give any representation or warranty in relation to this property. Nov25