

# For Sale

## Widnes

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# LM6



## Freehold Workshop & Yard

Pickerings Road, Halebank, Widnes, WA8 8XW

- Self contained & secure site
- Waste Licence
- Large Secure Concrete Yard of 9,344 sqft
- Steel Portal Frame
- Minimum 3.55 m eaves
- Kitchen, toilet and changing facilities

**3,406 sq ft**  
**(316.42 sq m)**

**0151 541 2445**

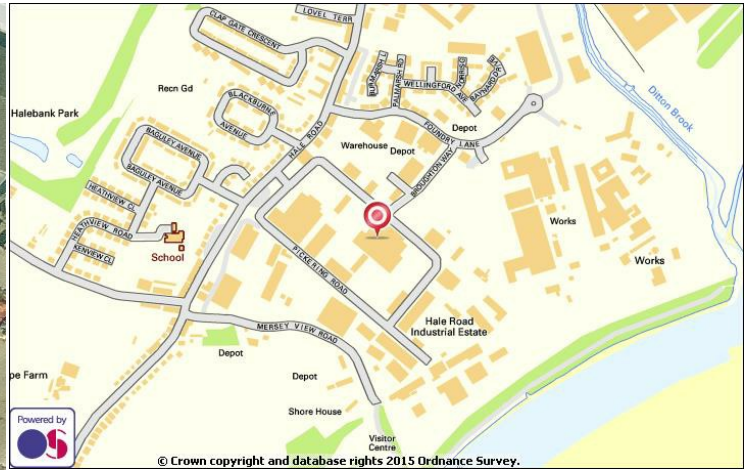
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## Pickerings Road, Halebank, Widnes, WA8 8XW



### Location

The property is situated to the rear of the established Halebank Industrial Estate and is accessed from Pickerings Road.

The property is situated within 5 minutes drive of Speke Rd (A562)/Queensway (A533) via via Ditton and Hale Roads which in turn provide access to either the M62 or M56.

The area is predominately employment and lies adjacent to Golden Triangle Industrial Estate. The area caters for local, regional and national occupiers including GE, Travis Perkins, Univar, VOW and Riverside Truck Rentals

### Description

The property provides a self contained and secure site incorporating a modern industrial/warehouse unit and benefiting from a waste licence.

The unit is of portal frame construction with a minimum eaves height of 3.55 metres and provides offices to ground and first floor.

A full height, electronically operated surface loading door provides access to a secure hard standing yard area.

The site is secured by perimeter fencing, remote access security cameras and steel shutters.

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### Energy Performance Certificate

An EPC is available on request

### Accommodation

	sq ft	sq m
Concrete Yard		
Workshop		
<b>Total</b>	<b>3,406</b>	<b>316.42</b>

### Terms

The unit is offered for sale on a freehold basis at a price of £ 285,000 exclusive and subject to contract.

### Rateable Value

£ 11,750, thus benefiting from 100% rate relief from March 2017.