

UNIT 1 SPEKE APPROACH

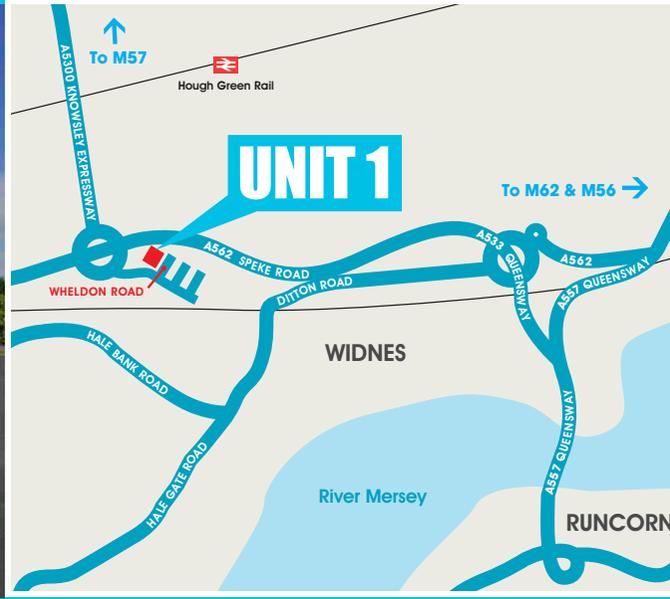
WHELDON ROAD, DITTON, WIDNES WA8 8FZ



TO LET

Modern Detached Warehouse
Accommodation with Offices

15,009 Sq Ft (1,394 Sq M) Approx



LOCATION

The unit is situated immediately off the roundabout junction of the Knowsley Expressway and Speke Road. The estate is within a short distance of the M62 (Junction 6) whilst M56 (Junction 12) is also close by.

Unit 1 occupies a prominent position at Newstead Road and Wheldon Road.



DESCRIPTION

The property was built in 2004 approximately and comprises a detached steel portal frame building benefiting from the following:-

- Height to underside of haunch 7.27 metres
- Two drive in loading doors (electrically operated)
- Private concrete yard secured with paladin fencing
- Separate parking (28 spaces approximately)
- Lighting throughout
- Integral two storey offices decorated to a high standard
- WC's

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ACCOMODATION

The approximate gross internal floor areas are as follows:-

	SQ FT	SQ M
Warehouse	12,713	1,181
Ground Floor Office / Amenities	1,289	119
First Floor Office	1,007	93
Total	15,009	1,394

The property occupies a site of approximately 0.87 acres (0.35 hectares).

RATING ASSESSMENT

We are advised the property has a Rateable Value of XXXX. Interested parties are advised to confirm this with the Local Rating Authority (Halton Borough Council).

TERMS

The property is available by way of a new lease for a term of years to be agreed.

EPC

The property has a value of

VAT

VAT will be charged where applicable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION

Gary Chapman
gchapman@whrproperty.co.uk
0161 228 1001

Paul Cook
paul.j.cook@cbre.com
0161 455 7666

Darren Hill
darren.hill2@cbre.com
0151 224 7666

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The Lexicon 10 Mount Street Manchester M2 5NT