

- Design & Build Opportunities
- High Quality Units from 20,000 to 80,000 sq ft
- B1, B2 and B8 Use
- On 4.66 Acres



GORSEY LANE, WIDNES WA8 0GW



Description

Duo, Phase 2, Gorsey Lane, Widnes is a 4.66 acre site. Design & Build B1, B2 and B8 opportunities range in size from 20,000 up to 80,000 sq ft.

Units will be designed to achieve high Energy Performance rating of A/B mitigating measures such as photovoltaic arrays will also be considered where appropriate

Accommodation

The site can accommodate a combination of the following options:

Option 1 Comprising of two units 20,250 and 50,000 sq ft

Option 2 Comprises of two units of 30,750 sq ft and 50,040 sq ft



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Proposed Specification

- 8 metres eaves height at underside of haunches
- Floor loading: 40 KN/m²
- Fully fitted office accommodation, WCs and showers with separate facilities for production area

- Fully secure, private yards. Dock level loading to unit 2
- First floor offices capable of expansion
- 24 hour monitored CCTV security system covering the entire development
- Generous power supply of 250 KVA per unit (capable of upgrade)



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OPTION 1

The plans shown are indicative layouts which can be amended to suit occupiers' requirements. Early expressions of interest are sought.

Click [here](#) for site layout **Option 2**



Services

The site and units will have all main services connected and capacity designed to meet occupiers specific requirements.

Terms

Units are available to purchase freehold or to let by way of full repairing and insuring leases, on terms to be agreed.

OPTION 2

Click [here](#) to return to **Option 1**



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A652 FIDDLERS FERRY RD



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Location

DUO, Gorsey Lane, WA8 DGW is approximately one mile east of Widnes. Gorsey Lane links directly to the A562 Fiddlers Ferry Road and A557 Eastern By-Pass. This provides easy access to Junction 7 of the M62 just 4 miles to the North, making Liverpool, Warrington and Manchester easily accessible.

Distances from Duo are as follows:

Relative location	Distance miles
Warrington	3
Liverpool	12
Liverpool John Lennon Airport	6
M6 - J21(A)	5
Manchester	23

Click [here](#) for aerial overview



- 1 Fiddlers Ferry Power Station
- 2 Johnsons Lane Site
- 3 Former Bayer Site
- 4 Jewsons
- 5 ATS
- 6 World of Motors
- 7 Heron Business Park
- 8 Widnes Trade Park
- 9 Travelodge

- 10 B&Q
- 11 Jelly Bean Playcentre
- 12 Mossbank Park
- 13 Pub
- 14 Turnstone Business Park
- 15 B&M Bargains
- 16 The Hive Leisure Park
- 17 Widnes Shopping Park
- 18 Widnes Market

- 19 Morrisons
- 20 Halfords
- 21 M&S
- 22 Aldi
- 23 Tesco Extra

Click [here](#) to return to location



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Contact

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