

Widnes258

**GORSEY
POINT**

MERSEY GATEWAY | WIDNES | CHESHIRE | WA8 0RN



257,500 sq ft
under construction

New roundabout consented
for improved access on
Fiddler's Ferry Road

Available Q4 2022

gorseypoint.co.uk



THE SITE

Access to the building is from the east of the site via Gorse Lane. From the west, it can be reached from Widnes Expressway via Fiddler's Ferry Road. The junction at Fiddler's Ferry Road is being upgraded by the construction of a new roundabout.

Widnes Town Centre is approximately one mile to the west of Gorse Point, with more local amenities available at the recently revamped Widnes Retail Park. The newly developed Hive Retail and Leisure Park is also nearby.

Widnes258

Warehouse	245,000 sq ft	22,761 sq m
2 storey office	12,500 sq ft	1,161 sq m
Total	257,500 sq ft	23,922 sq m



20
DOCK DOORS

4
LEVEL ACCESS
DOORS

12
LORRY PARKING
SPACES

246
CAR PARKING
SPACES

50m
YARD DEPTH

15m
EAVES

50kn/m²
FLOOR

800KVA
POWER

12,500 sq ft
OF OFFICES

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EASILY ACCESSIBLE FROM SIX MOTORWAY JUNCTIONS

LOCATION

The site is strategically located within 3.5 miles of junction 7 of the M62, 5 miles from junction 12 of the M56 and close to the access point onto the Mersey Gateway Bridge, which links Runcorn and Widnes.

The site benefits from excellent connectivity to the regional motorway network as well as the 3M Rail Freight Terminal at Widnes, Garston Docks, The Port of Liverpool, and Liverpool John Lennon Airport.

HGV DRIVE TIMES

	miles	hrs/mins
Liverpool John Lennon Airport	9.0	24
Liverpool	12.5	27
Manchester Airport	30.6	54
Manchester	27.4	60
Leeds	65.0	2 hrs 00
Sheffield	81.7	2 hrs 54
Newcastle	169.8	4 hrs 56



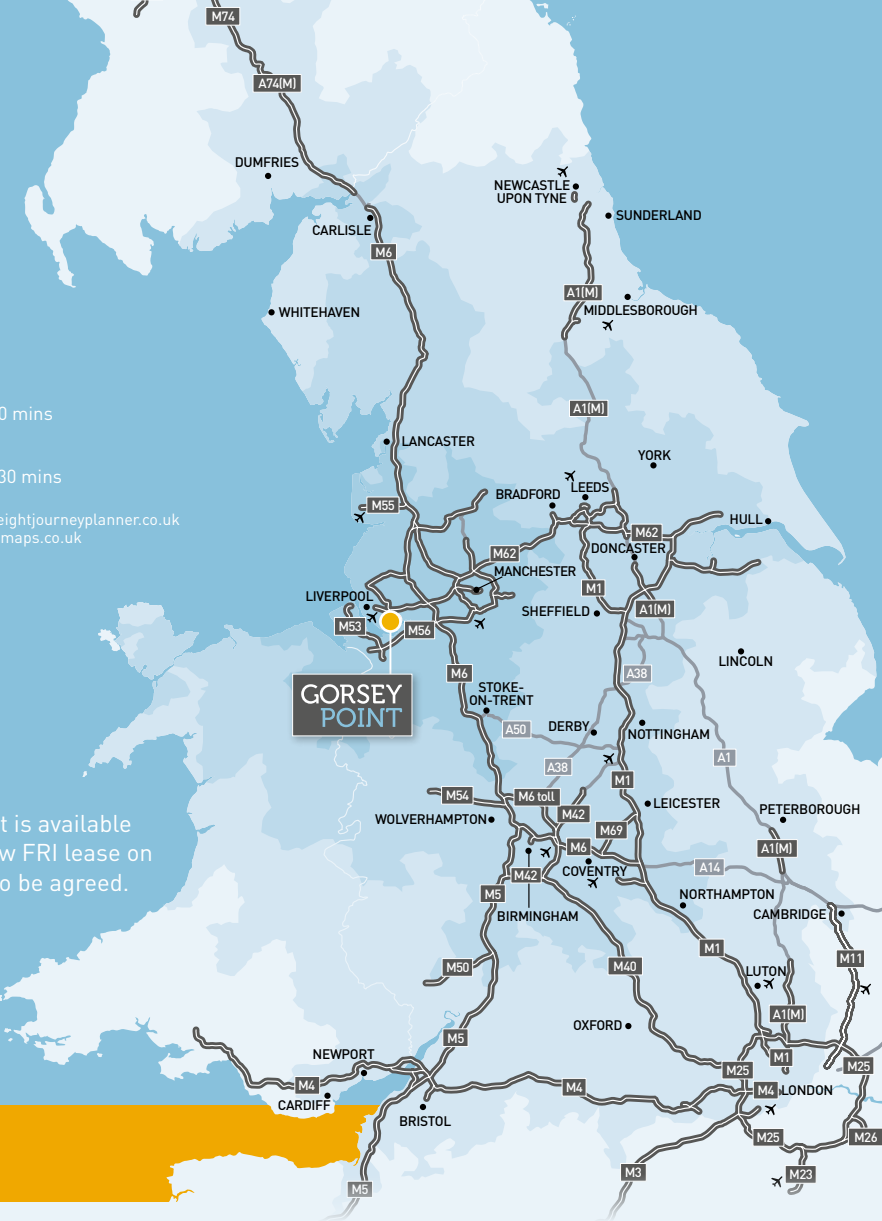
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- 1 hr 30 mins
- 3 hrs
- 4 hrs 30 mins

Sources: freightjourneyplanner.co.uk & drivetimemaps.co.uk

TERMS

The unit is available on a new FRI lease on terms to be agreed.



CONTACT

For further details on the site please contact the agents:



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