

Widnes 400

GORSEY
POINT

MERSEY GATEWAY | WIDNES | CHESHIRE | WA8 0RN

393,100 sq ft under construction

Available Q2 2022





THE SITE

The site fronts Gorsey Lane and is accessed from the Widnes Expressway via Fiddlers Ferry Road. Widnes Town Centre is approximately one mile to the west, with more local amenities available at the recently revamped Widnes Retail Park. The newly developed Hive Retail and Leisure Park is also nearby.

Widnes400

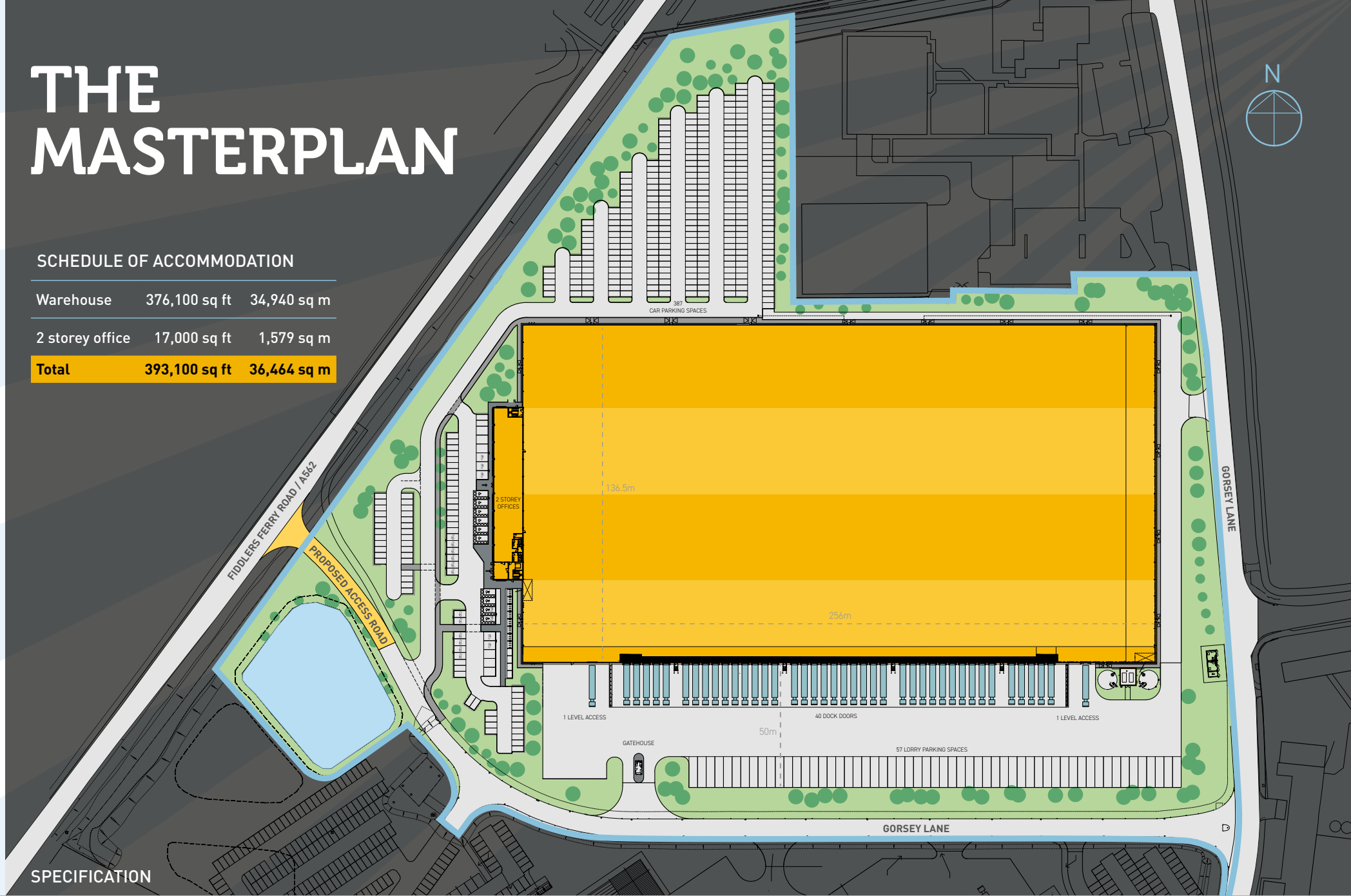
393,100 SQ FT



THE MASTERPLAN

SCHEDULE OF ACCOMMODATION

Warehouse	376,100 sq ft	34,940 sq m
2 storey office	17,000 sq ft	1,579 sq m
Total	393,100 sq ft	36,464 sq m



SPECIFICATION

40

DOCK DOORS INC.
4 DOUBLE HEIGHT
SHELTERS

2

LEVEL ACCESS
DOORS

57

LORRY PARKING
SPACES

387

CAR PARKING
SPACES

50m

YARD DEPTH

15m

EAVES

50kn/m²

FLOOR

1MVA

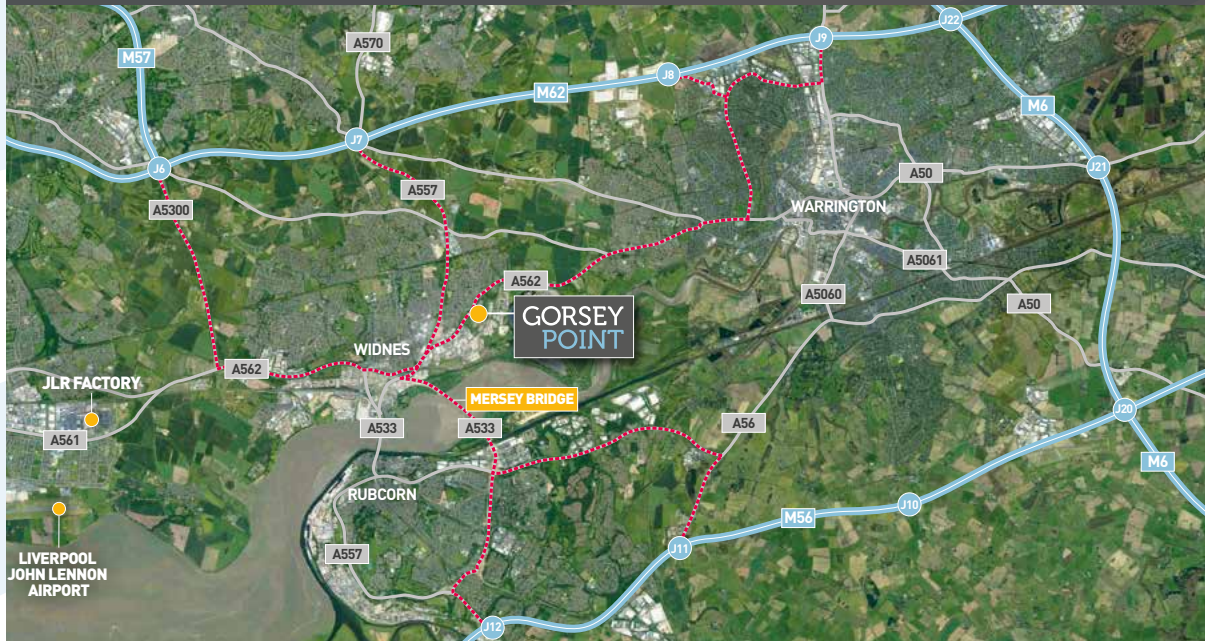
POWER

16,500 sq ft

OF OFFICES

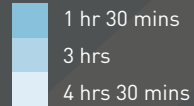
STRATEGIC ACCESS

EASILY ACCESSIBLE FROM SIX MOTORWAY JUNCTIONS



HGV DRIVE TIMES

Liverpool John Lennon Airport	9 miles	24 mins
Liverpool	12.5 miles	27 mins
Manchester Airport	30.6 miles	54 mins
Manchester	27.4 miles	1 hr 00 mins
Leeds	65 miles	2 hrs 00 mins
Sheffield	81.7 miles	2 hrs 54 mins
Newcastle	169.8 miles	4 hrs 56 mins



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



MERSEY GATEWAY

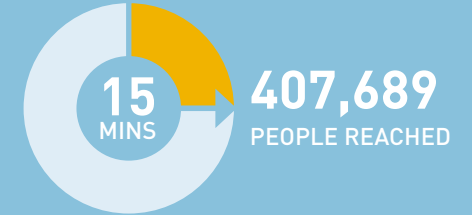
The site is close to the recently opened Mersey Gateway Bridge, which provides a new six lane link between Widnes and Runcorn and the M62 and M56 motorways.

The new bridge not only provides improved connectivity for an occupier's supply chain, it also puts Widnes within an acceptable commute time for even more potential employees from across the region.



DEMOGRAPHICS

POPULATION REACHED BY CAR



Source – www.drivetimemaps.co.uk

EARNINGS BY PLACE OF RESIDENCE (PER WEEK)

HALTON	£539.70
GREAT BRITAIN	£587.00

Source – Nomis 2019

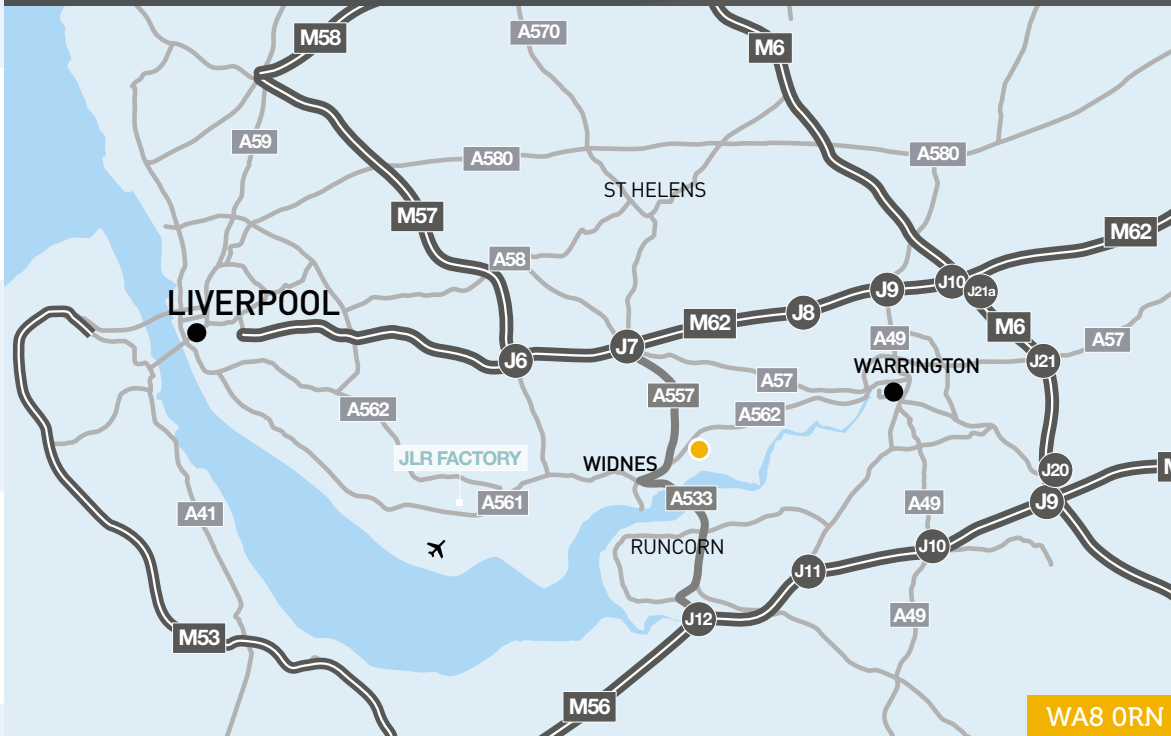
GORSEY POINT

MERSEY GATEWAY | WIDNES | CHESHIRE | WA8 ORN

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 new Mersey Crossing, 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.



TERMS

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

gorseypoint.co.uk

CONTACT

For further details on the site including viewing, costings and bespoke proposals please contact the agents:



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