

LOCATION



Situated between
Liverpool City Centre 14 miles to
the West and Manchester City
Centre 26 miles East.





- Shell Green enjoys a prominent position at one of the major entrances to the Widnes Waterfront Regeneration Zone.
- The property is situated within close proximity to Junction 7 of the M62 (4 miles to the north) enabling direct access to Liverpool, Warrington and Manchester.
- To the South, access is gained via the recently opened Mersey Gateway Bridge which provides a new six lane link between Widnes and Runcorn.

Destination	Distance	Time
Warrington	5 miles	12 mins
John Lennon Airport	8 miles	21 mins
Liverpool	14 miles	30 mins
Manchester	27 miles	37 mins





SPEC



80m service yard



Power supply 250kva capable of upgrade



3 dock and 2 level loading doors



43 car spaces (including6 disabled spaces)24 trailer spaces



12m to underside of haunch



15 x electric car charging points



Secure site with gated access



Bicycle shelters and storage



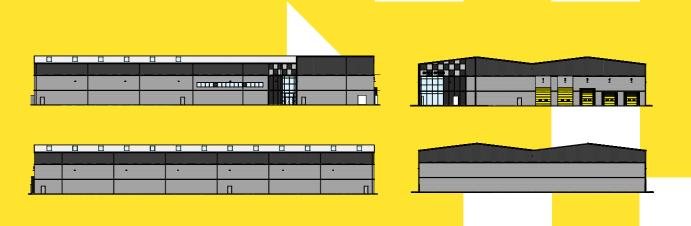
Floor loading 50kN/M2



Fully fitted offices

B1, B2 & B8 opportunity for up to 60,000 sq ft on a 3.16 acre site which can be delivered to an occupier's specific requirement.

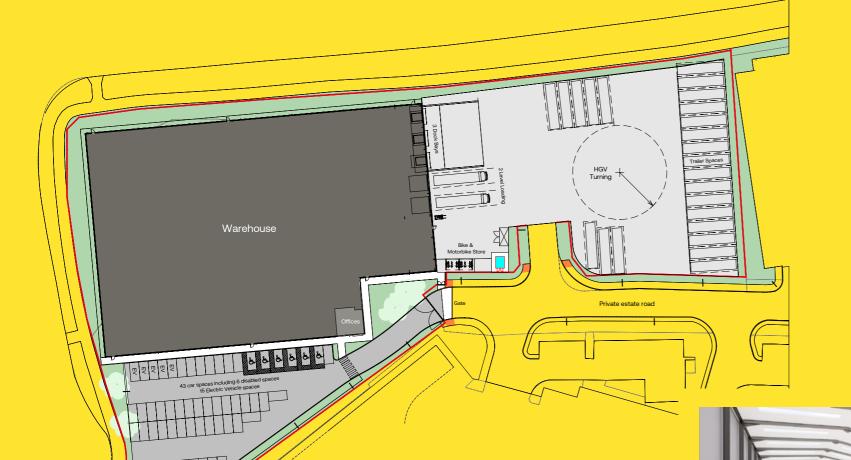








ACCOMMODATION



A high quality new build unit offering low site density providing large yard areas and separate parking areas.

WAREHOUSE	53,141	4,937
OFFICE (ground)	538	50
OFFICE (first)	3,030	281
OFFICE (second)	3,030	281
TOTAL GIA	59,739	5,549

SITE: 3.163 acres

YARD AREA: 0.9 acres









SHELL GREEN

WIDNES, WA8 OGW

FURTHER INFO

TERMS

The unit is available to let or for sale on terms to be agreed.

BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

EPC

An energy performance certificate will be prepared upon completion. The intention is for the unit to achieve a rating of A.

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Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions

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