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**TO
LET**



OPEN STORAGE/CONCRETE YARD

0.33 hectares (0.81 acres) - 1.17 hectares (2.76 acres)

**Open Storage Land
Bowers Business Park
Earle Road
Widnes
WA8 0TA**

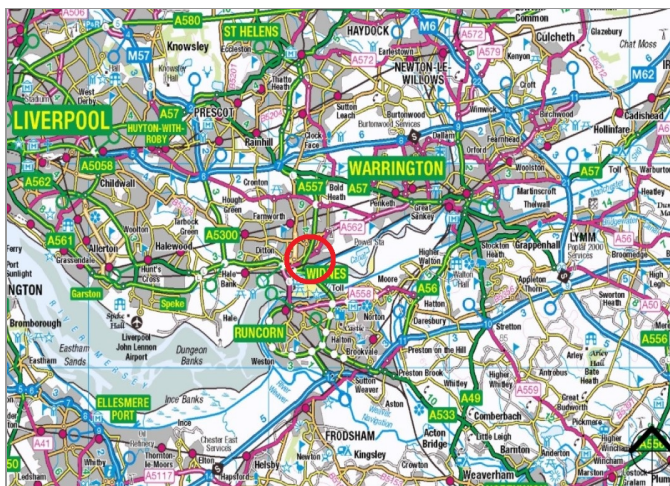
- Accessible location
- 24 / 7 physical site security
- Suitable for a range of open storage related
- Utilities provided to compounds if required
- Shared WC facilities provided

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Location

The property is located in an established industrial area of Widnes providing frontage onto Queensway (A557), close to the Mersey Gateway and Silver Jubilee Bridges (A533).

The general location benefits from easy access on to the A562 expressway, providing a direct link to the M62/ M57 interchange to the North and Liverpool City Centre to the West.

Access to the M56 to the South has been greatly improved via the Mersey Gateway Bridge immediately to the East of the property. The property is situated close to the Mersey Multi-Modal Gateway (3MG). The highly successful 3MG is a unique piece of infrastructure with unrivalled features including access to UK deep sea ports via rail and road infrastructure.

The development is accessed via Earle Road through Venture Fields Leisure Park, however, benefits from planning permission for a new access immediately onto Queensway (A557) which is expected to be implemented soon.

Description

A former manufacturing facility which extends to some 18 acres and which has been sub-divided to provide industrial accommodation along with a range of open storage compounds. These comprise a mixture of concrete and hard core surface compounds.

The site is fully secure with CCTV and 24/7 site security which monitors all traffic on and off the site.

Varying compound sizes are available with utilities/amenities available added to which the Landlord is willing to undertake surfacing/fencing works to suit subject to suitable terms.

Services

Electricity & water can be provided to compounds if required. Shared WC facilities are available on site.

Site Area

Various site compounds are available as below:

Compound	Ha	Ac
07	0.33	0.81
09	1.17	2.76
10	0.62	1.54

Please refer to the attached plan. Some compounds can be amalgamated or sub-divided to suit.

Rating Assessment

The sites require reassessment.

Planning

We understand that the development generally benefits from planning permission for general industrial purposes within Class E, B2 & B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries with the planning department at Halton Borough Council (www.halton.gov.uk).

Tenure

The compounds are available individually or combined for a term of years to be agreed.

Asking Rental

Upon application subject to the compound and terms.

Site Service Charge

A site service charge is levied by the Landlord to cover the cost of site security, common area maintenance & landscaping, common services. Electricity, water and insurance costs are charged separately.

Further details upon request.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

VAT

All rentals quoted are subject to VAT at the standard rate.

Legal Costs

Each party to be responsible for their own professional costs incurred in this transaction.

Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: preston@eckersleyproperty.co.uk

Lease Plan Area Analysis				
Lease Area	Area (m²)	Area (hectares)	Area (acres)	Percentage
Shared Access	6320	0.63	1.56	9%
Maintained / Undevelopable Areas	5716	0.57	1.41	8%
Lease Area 01	3248	0.32	0.80	5%
Lease Area 02	11475	1.15	2.84	17%
Lease Area 03	1859	0.19	0.46	3%
Lease Area 04	1505	0.15	0.37	2%
Lease Area 05	3211	0.32	0.79	5%
Lease Area 06	3837	0.38	0.95	6%
Lease Area 07	3274	0.33	0.81	5%
Lease Area 08	10059	1.01	2.49	15%
Lease Area 09	11161	1.12	2.76	16%
Lease Area 10	6250	0.63	1.54	9%
Lease Area 11	362	0.04	0.09	1%
Total	68277	6.83	16.87	

- Lease Plan Key

Shared Access

Maintained / Undevelopable Areas
- Lease Area 01

Lease Area 02

Lease Area 03

Lease Area 04

Lease Area 05

Lease Area 06

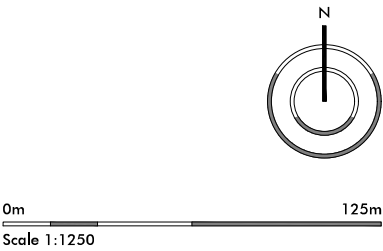
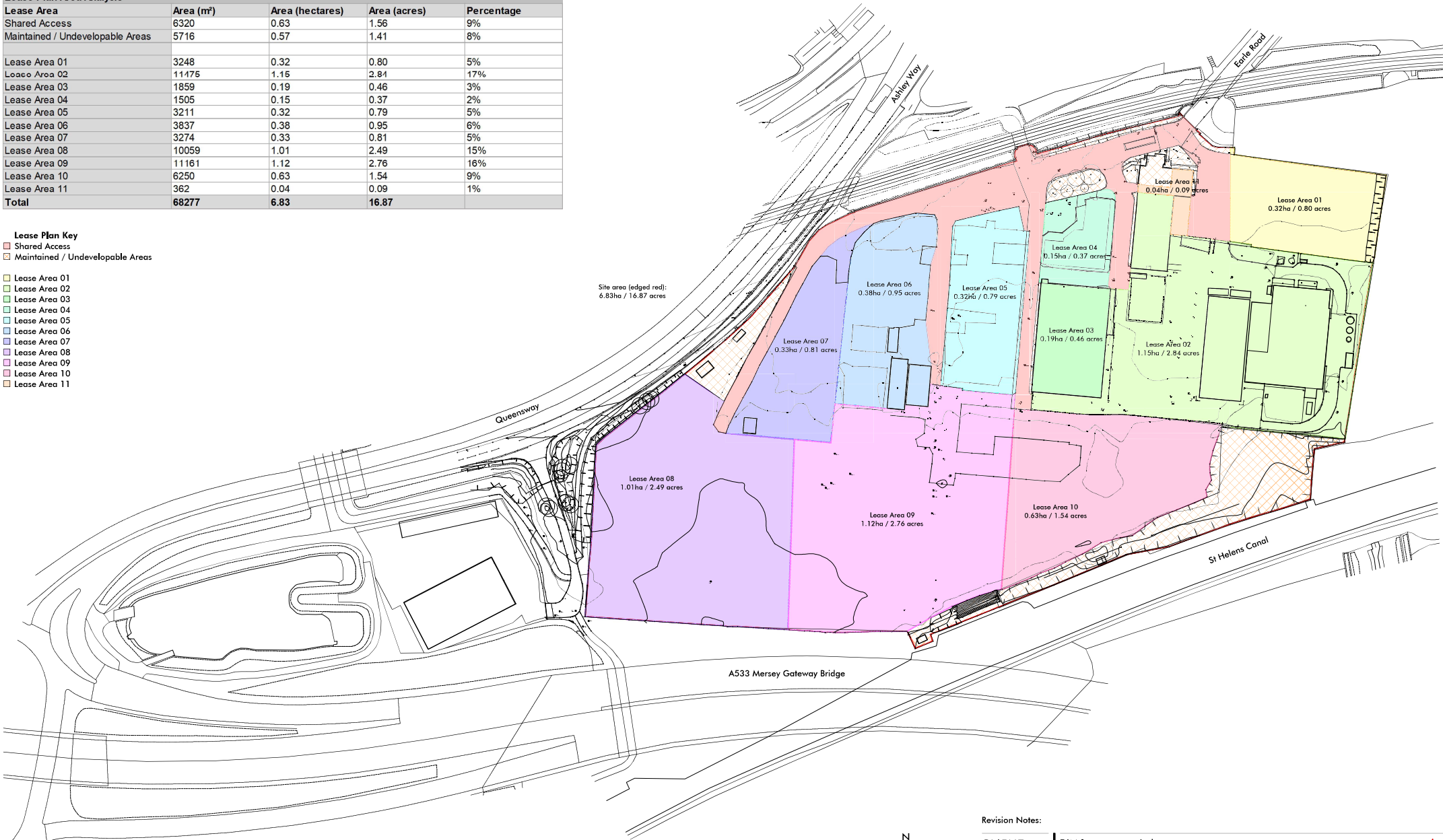
Lease Area 07

Lease Area 08

Lease Area 09

Lease Area 10

Lease Area 11



Revision Notes:			
CLIENT	PJM Investments Ltd		
PROJECT	Proposed Site Masterplan & Leasing Overview at Earle Road Business Park, Queensway, Widnes, WA8 0GG		
DRAWING	Proposed Site Layout		
DRAWN	JAL	DATE	14/11/24
SCALE	1:1250	SHEET	A2
		NUMBER	24/049/P01
		REVISION	-