

LOWER ROAD, HALEBANK, WIDNES, WA8 8NS

- ▶ AVAILABLE ON A FREEHOLD BASIS
- ▶ PRIME INDUSTRIAL LOCATION
- ▶ 38 ACRES

REDEVELOPMENT OPPORTUNITY



CUSHMAN &
WAKEFIELD

THE SITE

The site is a former chemical manufacturing facility, which has recently undergone a programme of decommissioning.

The site consists of **38 acres** in total, split between 34 acres of brownfield land and 4 acres of greenfield land.

◀ **38 ACRES** ▶

The main site includes several different buildings of various sizes and condition. They have been occupied for a number of uses including **storage**, **manufacturing** and **office accommodation**. A breakdown of the size of accommodation is available upon request.



STORAGE



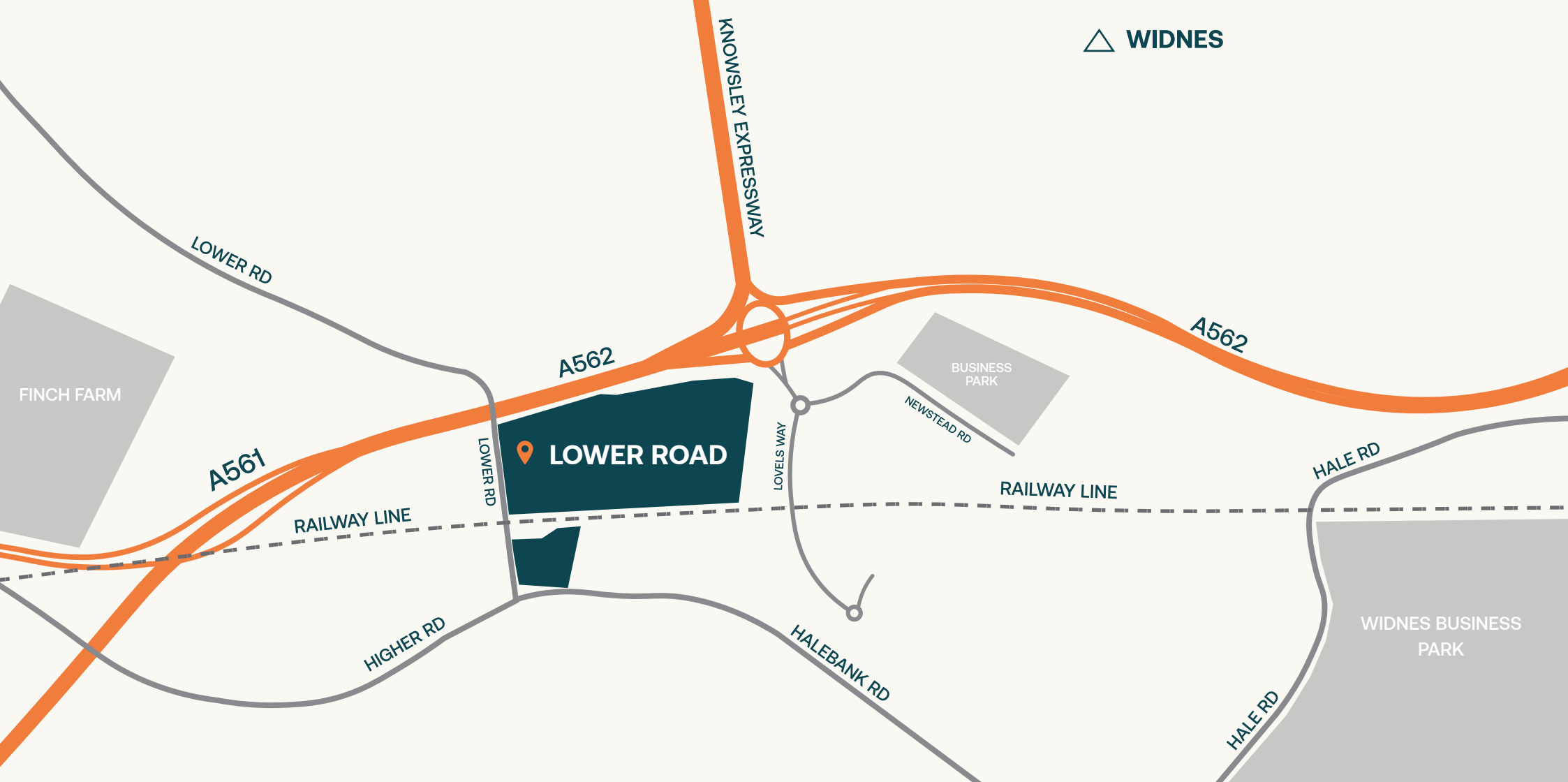
MANUFACTURING



OFFICE SPACE

Several Operational permits will also be included in the disposal of the site. *Details on these permits are available upon request.*





LOCATION

The site is located on **Lower Road, Halebank, Widnes** off the A562, providing immediate access to the Knowsley Express Way. This in turn provides direct access to Tarbock Junction (M62/M57 interchange) further leading onto the wider North West motorway network. Junction 21a of the M6 is 15 miles to the east, providing access onto the M6, both North and Southbound. Junction 8 of the M56 is 8.4 miles to the south with the Welsh border 22 miles to the west. The M62 motorway also connects Liverpool to Leeds via the M60 motorway.

LOCATION

Widnes is also strategically located close to **Liverpool John Lennon Airport**, with regular flights to a range of European cities as well as a large number of domestic flights. **Manchester Airport is 28 miles** to the east and is accessed via the M56. The airport handles c.120,000 tonnes of freight annually and is gateway to the North of England for freight transportation.

Widnes is also served via **Widnes Train Station**, sitting on the West Coast Mainline and providing regular services to both **Liverpool Lime Street** and **Manchester Piccadilly** stations within 30 minutes with **London Euston** being accessed within 2 hours.



The Port of Liverpool is also situated to the east of the site and town centre. The Port of Liverpool handles on average 31.1 million tonnes of freight per year, making this the **fourth largest port in the UK** by tonnage of freight. The port has also recently benefitted from over £400 million of investment in a deep sea container terminal to facilitate modern freight ships, named Liverpool2.

**BY
CAR**



M57 / M62 10 minutes / 5.8 miles
J21A M6 20 minutes / 15 miles

**BY
AIR**



Liverpool John Lennon Airport 8 minutes / 3.4 miles
Manchester Airport 30 minutes / 28.2 miles

**BY
TRAIN**



Liverpool Lime Street Station 26 minutes
Manchester Piccadilly Station 32 minutes





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Tenure: The site is held Freehold.

Price: On Application

VAT: VAT will be charged at the prevailing rate

Business Rates: Interested parties are encouraged to contact the local authority for further information.

Costs: Each party is to be responsible for their own costs throughout the transaction.

Dataroom: A Dataroom is currently being produced and access is available upon request.

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2025.

CONTACTS

For further information or to arrange a viewing at the site, please contact one of the following:

Rob Taylor

07825 193 365

rob.p.taylor@cushwake.com

Laurence Davies

07385 410 942

laurence.davies@cushwake.com

Jack Sullivan

07824 442 173

jack.a.sullivan@cushwake.com