



WHITEHOUSE100

WHITEHOUSE VALE BUSINESS PARK // RUNCORN // WA7 3DL



FOR SALE / TO LET
UP TO 100,000 SQ FT (9,290 SQ M)

NEW BUILD INDUSTRIAL / WAREHOUSE FACILITY
AVAILABLE ON A DESIGN & BUILD BASIS

- ESTABLISHED INDUSTRIAL LOCATION
- BESPOKE BUILD PACKAGES AVAILABLE
- 2 MILES FROM J11 M56
- 5 ACRE SITE READY FOR DEVELOPMENT



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DESCRIPTION

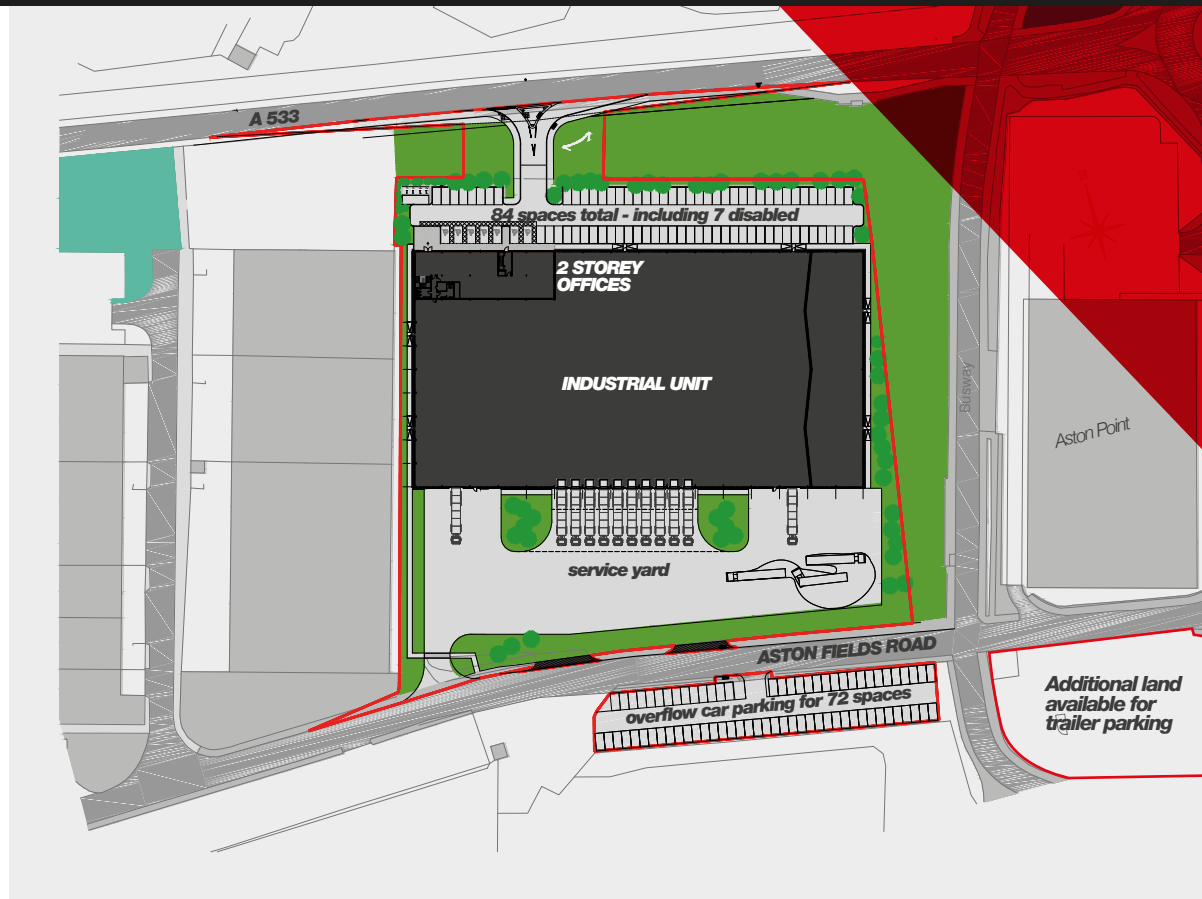
The property is available on a design & build basis and will provide a detached self-contained warehouse of up to 100,000 sq.ft. The property will benefit from the following :

- Detached warehouse of steel frame construction
- Eaves height of up to 15m
- 8 dock and 2 drive in loading doors
- Two storey office accommodation
- Secure self contained site
- Large yard / loading areas
- Two separate dedicated car parking areas of 158 car parking spaces
- Secure yard with security gatehouse at main entrance
- 500 KVA power
- 50 KW floor loading

TERMS

PRICE / RENT

Full repairing and insuring lease terms are available on request, or the building can be sold freehold at a price to be agreed.



ACCOMMODATION

The floor area of the proposed unit on site is as follows:

	SQ FT	SQ M
INDUSTRIAL UNIT	91,493	8,500
2 STOREY OFFICES	10,764	1,000
TOTAL	102,257	9,500

If the building size is not suitable the developer can tailor the building size and specification to meet an occupiers bespoke requirements.



TO JUNCTION 11

M56

O2

Teva

Diageo

Teva

DHL

Baldwin Filters

Downton

Field & Lawn

Freight First

YKK

THE DEVELOPER

MARSHALL

CDP Marshall is one of the largest commercial developers and building contractors in the North of England.

They have undertaken numerous office and industrial developments in the region and are able to react quickly to occupier requirements and interpret their needs to deliver facilities on time and within budget.

They have recently successfully delivered facilities for high profile occupiers such as Amazon, Johnson Controls, Gefco, Poundworld, SOCA,





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LOCATION

The property is situated on Aston Fields Road, Whitehouse Vale Industrial Estate. This is 2 miles from Junction 11 of the M56 Motorway.

Junction 11 M56 lies approximately 6 miles South West of the intersection of the M56 and M6 motorways, providing direct access to the national motorway network.



CONTACT

For further information or to arrange an inspection, please contact:

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MARKETING

A DEVELOPMENT BY

MARSHALL

