

**EDISON
POINT**

EDISON ROAD, RUNCORN
CHESHIRE WA7 1PY

TO LET

SELF-CONTAINED DISTRIBUTION / WAREHOUSE FACILITY

107,148 SQ FT (9,953 SQ M)

CURRENTLY UNDER REFURBISHMENT



LOCATION



Approx. **9 miles** west of **Warrington**
13 miles south east of **Liverpool**
18 miles north east of **Chester**
26 miles south west of **Manchester**



J7 of the **M62** approx. **6 miles** to the north
J11 and **J12** of the **M56** approx. **2 miles** to the south
J20A of the **M6** approx. **12 miles** to the east



Approx. **15 miles** via **Mersey Gateway Bridge** from **Liverpool 2 Deepwater Terminal** - one of the few UK ports capable of handling the world's largest container vessels



Train connections to **London Euston** in approx. **2 hours**



Runcorn has a resident population of **61,145** and **Halton** has a district population of **128,964** (both 2021 census)





LIVERPOOL JOHN LENNON AIRPORT

LIVERPOOL

WARBURTONS

EDDIE STOBART / TESCO DISTRIBUTION

RUNCORN DOCKS

WIDNES

▶ TO M62

A553

KERRY INGREDIENTS

RIVER MERSEY

JFC PLASTICS

THOMPSON & CAPPER

EDISON POINT

VENTCROFT

STATHAM TYRES

MERSEY GATEWAY BRIDGE

AAK FOODS

JAMES TROOP & CO

◀ TO M56

AB STORAGE

HOWDENS JOINERY

MANCHESTER SHIP CANAL

ALMA PRODUCTS

BOKA BOLT SUPPLIES

NDA TOYS

ELECTRON TECHNICAL SOLUTIONS

KAWNEER (UK)

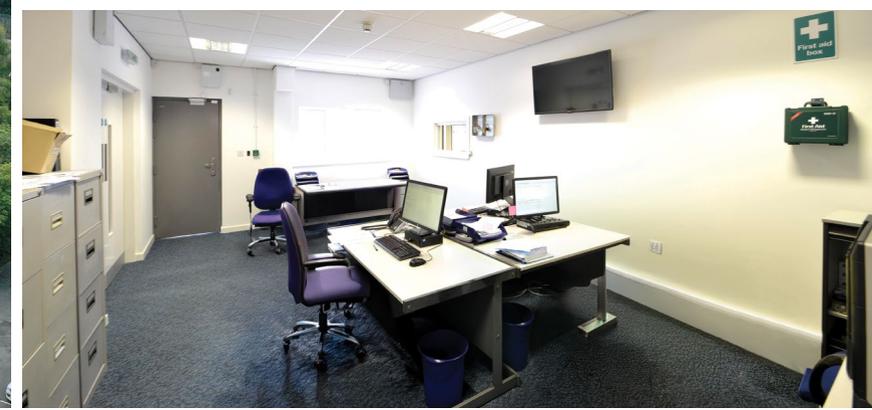
WHS PLASTICS

◀ TO M56

DESCRIPTION

The property comprises a substantial distribution warehouse facility on a secure site and provides an excellent specification:

- Clear internal heights between 6 - 12m
- 6 dock level loading doors
- 5 level access loading doors
- Substantial service yard with 21 dedicated lorry spaces
- Fully lit and sprinklered
- Two storey open plan office accommodation
- Secure, fenced concrete yard providing a depth of 44m to the front of the property
- Separate staff / customer parking along the western elevation
- The property is undergoing refurbishment

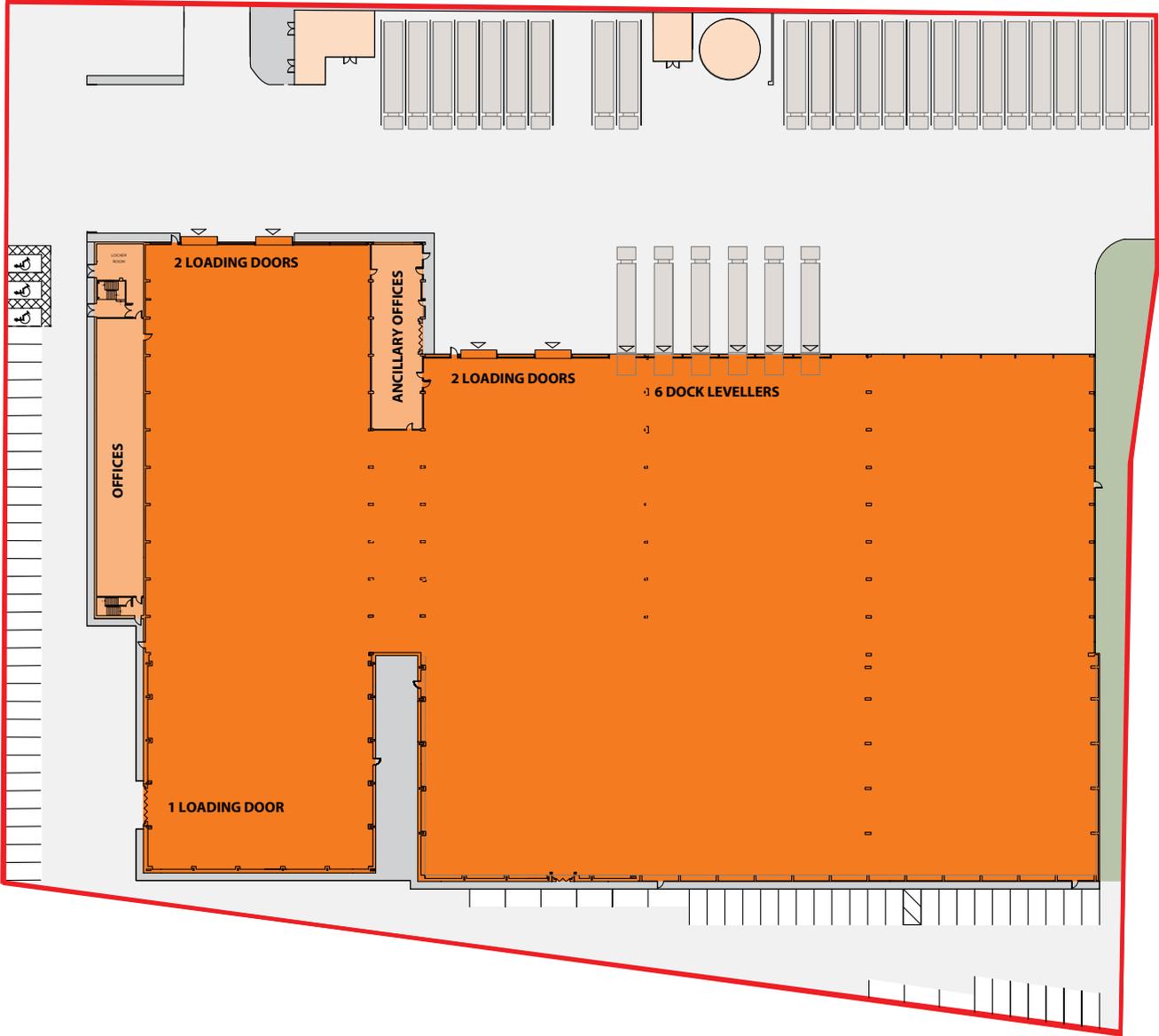


ACCOMMODATION

The property provides the following Gross Internal Areas:

Accommodation	GIA (sq ft)	GIA (sq m)
Warehouse	96,470	8,962
Ancillary Offices	3,502	325
Ground Floor Office	3,588	333
First Floor Office	3,588	333
Total	107,148	9,953

**MODERN,
SUBSTANTIAL
DISTRIBUTION
WAREHOUSE
FACILITY ON A
SECURE SITE**



SITE PLAN

For illustration purposes only.





EPC

EPC available upon request

VAT

VAT will be payable at the prevailing rate on any transaction

TERMS

Available on a new FRI lease for a term to be agreed

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint agents.

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Photography taken 2017. Property currently under refurbishment.

MISREPRESENTATION ACT 1967. JLL and CPP for themselves and for vendors or lessors of this property whose agents they are give notice that:- The particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of JLL or CPP has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991. These details are believed to be correct at the time of completion but may be subject to subsequent amendment. RB&Co 0161 833 0555. www.richardbarber.co.uk. February 2026.