



Lapwing House, Forward Point, Tan House Lane, Widnes, WA8 0SL

High Quality Detached Office Building

Summary

Tenure	To Let
Available Size	4,736 sq ft / 439.99 sq m
Rent	£47,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Modern Detached Building
- 16 Car Parking Spaces
- Passenger Lift Included
- Attractive Courtyard Setting
- Prominence to Tan House Lane

Description

We are delighted to bring to the rental market this high quality detached modern two storey office building.

Open plan floor space and amenities are provided on each floor.

There are 16 allocated parking spaces.

Internally the offices are fitted out to a good standard and are currently used on a high occupancy basis and availability is immediate.

Flexible lease lengths are available, ranging from a short term sub lease to a new longer term lease direct from the Landlord. Our client is the current tenant.

The property would lend itself particularly well to a multi disciplinary business as the floors are largely self-contained.

Location

The property is situated just off Tan House Lane, close to its roundabout junction with the A562 Fiddlers Ferry Road.

This area of Widnes is a popular commercial location, which is thriving with retail, storage and distribution and manufacturing businesses.

It is conveniently accessible to the motorway network, being approximately 3 miles from Junction 7 of the M62.

Widnes town centre and all its amenities is within walking distance.

Services

Mains electricity, water, gas and drainage are connected.

Local Authority

Halton

Lease Terms

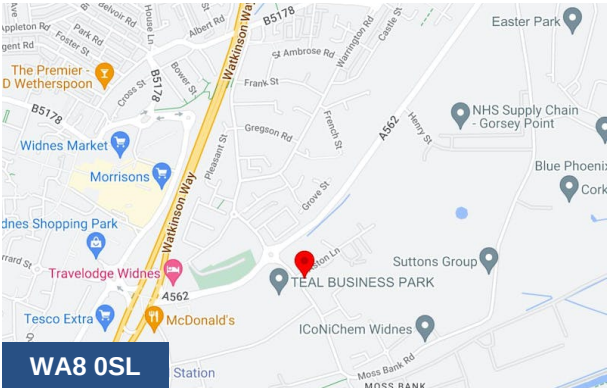
Available on a tenants full repairing and insuring basis for a flexible term, incorporating periodic upward only rent reviews.

Rental

Current Passing Rent: £47,000 per annum.

This rent is just c. £10 psf, however, we can only offer this rate until July 2025, by way of Sub-Lease.

A longer Lease direct from the Landlord will be payable at Market Rent.



Viewing & Further Information



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