



Kingsway House, Caldwell Road, Widnes, WA8 7EA

All Inclusive Office Space Accommodating between 2-9 Workstations

Summary

Tenure	To Let
Available Size	86 to 459 sq ft / 7.99 to 42.64 sq m
Rent	£359 - £1,911 per month Accommodating 2-9 Workstations
Service Charge	Included in rent
Business Rates	Included in rent
EPC Rating	B (41)

Key Points

- Prominent Location on Arterial Route in Widnes fronting Moor Lane and Kingsway
- DDA Compliant
- Extensive on-site Parking
- Modern Purpose Built Building
- 2 No. 8 Person Passenger Lift
- 24/7 Access

Location

Kingsway House is prominently situated fronting B5419 Moor Lane and Kingsway approximately 0.75 miles south of Widnes town centre. Communications are excellent. The building is approximately a quarter of a mile from the A562 which provides access to Liverpool approximately 12 miles to the north west and the new Mersey Gateway Bridge 1.25 miles to the south.

The M56 motorway can be accessed at Junction 12 approximately 4 miles to the south of the building and Widnes railway station is approximately 1 mile to the north.

Description

As an award-winning provider of flexible office solutions, Business Lodge Widnes is designed to meet the diverse needs of modern businesses. We offer a full range of services, including serviced offices, co-working spaces, virtual office services, and fully equipped meeting and conference facilities.

Kingsway House is a modern purpose built office with availability from 86 ft² to 459 ft² (between 2-9 Workstations).

The principal access for the building is approached via Caldwell Road. The accommodation is served by a ground floor entrance reception leading into a stairwell with 2No. 8 person passenger lifts serving all floors.

The specification of the accommodation includes suspended ceilings with recessed lighting, mechanical ventilation and double glazing. The building is DDA compliant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building - Between 2-9 Workstations	459	42.64
Total	459	42.64

Lease Terms

Flexible Lease terms available.

Rental

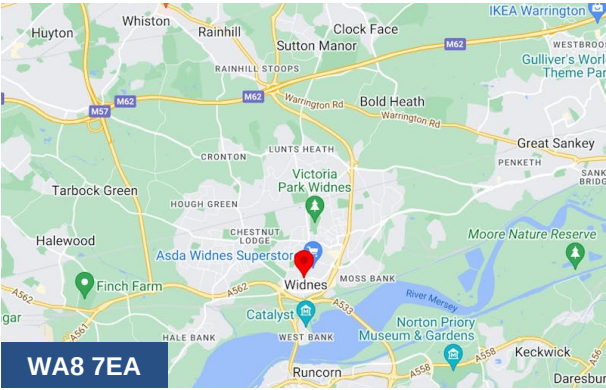
Between £323-£1,911 per month.

Monthly Fee Includes the following..

- Licence Fee
- Business Rates
- Service Charge
- Buildings Insurance
- Heating, Lighting & Utilities*
- Furniture
- Individually Controlled Air-Conditioning
- Car Parking
- Gym
- Reception Support - including call answering
- Daily Cleaning - common areas & individual offices
- Security - 27/7 access, state of the art CCTV security system & alarms

ADDITIONAL COSTS TO CONSIDER

- Phone system offering unified communication - Lines & handsets included (Calls either on pay as you use basis or inclusive call bundles also available
- Roaming Wi-Fi main internet line with auto failover onto back up for



Viewing & Further Information



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added resilience - packages starting from £25+VAT per month

ADDITIONAL SUPPORT/SERVICES

Office configuration including IT & Telecoms set up for a seamless move-in

On-site support team and facilities management

Reception services and professional reception area

Photocopying and printing facilities

Incoming mail handling

Access to meeting and conference rooms for hire

Use of common areas

Based on Fair Usage

