

OFFICE PREMISES: UNIT 20 TURNSTONE BUSINESS PARK WIDNES WATERFRONT WIDNES CHESHIRE WA8 6WN

TO LET

ATTRACTIVE OFFICE / HYBRID UNIT

1,810 sq ft
(168 sq m)

Key Benefits

- Close Proximity to Mersey Gateway Bridge
- Cat 2 Lighting
- Central Heating
- Carpeting
- Ground Floor Loading
- Roller Shutter Door
- Security Yard

Roberts
VainWilshaw

CHARTERED
SURVEYORS

LOCATION

Turnstone Business Park lies half a mile south of Widnes town Centre.

The estate Benefits from good access to junction 7 of the M62 via the A557. Access to the Wirral, Chester and North Wales is gained over the Mersey Gateway Bridge.

Recent development at Widnes waterfront has given Tesco, PureGym and a number of other well known retailers a presence in the area.

DESCRIPTION

A two storey hybrid unit which the current occupiers are using totally as offices.

The first floor office has:

- Kitchenette
- Central heating and fully carpeted
- Internal windows shutters
- Lift
- Cat 2 lighting

The ground floor could be converted back to hybrid space and benefits from:

- Ground floor loading 30kn/sq m
- Electrically operated roller shutter door 2.9m
- Security yard with 1.8m security fencing which is useful for additional parking

ACCOMMODATION

	Size (SQ M)	Size (SQ FT)
Ground Floor	72.56	784
First Floor	72.56	784
TOTAL	718.68	7737

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RENT

£19,950 per annum by way of a new full repairing and insuring lease.

RATES

The property has a rateable value of £15,250, please note this does not represent rates payable.

SERVICE CHARGE

There is a service charge to cover the shared services on site.

SERVICES

All mains services are connected.

VAT

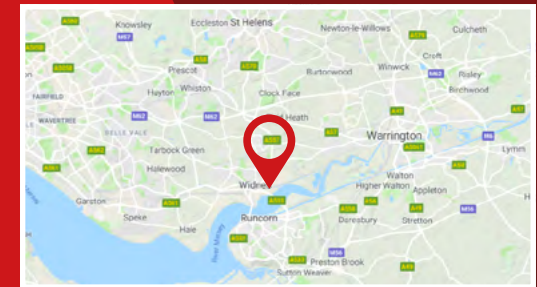
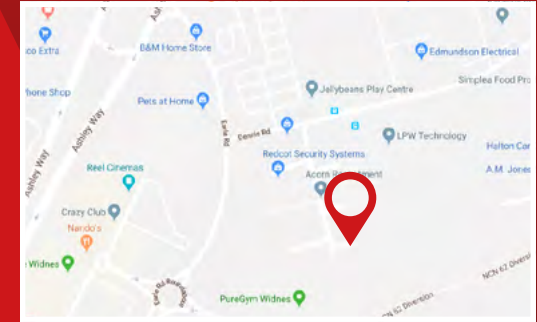
Rents and other outgoings on the property may be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

A copy of the EPC is available on request.



VIEWING

By prior appointment through the agents:

Joseph Wilshaw

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**Roberts
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