

TO LET

GROUND FLOOR FULLY FITTED OFFICE SUITE

2,207 sq ft
(205 sq m)

Key Benefits

- Suspended ceiling with LG7 lighting
- Gas fired central heating
- Raised access floors
- Fitted meeting rooms and some private offices
- Kitchen
- Some cabling
- 8 car parking spaces

Roberts
VainWilshaw

CHARTERED
SURVEYORS

LOCATION

Forward Point benefits from a prominent location with main road frontage on Tanhouse Lane, which is the major gateway into Widnes Waterfront. The area has recently seen significant improvements with the establishment of The Hive Leisure facility, Pure Gym and many other local amenities. Forward Point has good links to both junction 8 and 9 M62 motorway and junction 12 M56. The new Mersey Gateway Bridge has made the location even more accessible.

DESCRIPTION

A ground floor office suite of 2207 sqft comprising the following features

- Suspended ceiling with LG7 lighting
- Gas fired central heating
- Raised access floors
- Fitted meeting rooms and some private offices
- Kitchen
- Some cabling
- 8 car parking spaces

LEASE TERM

The premises are available by way of new full repairing lease for a term to be agreed

SERVICE CHARGE

There is a service charge payable to cover the estate charge and shared costs in Limosa House

RENT

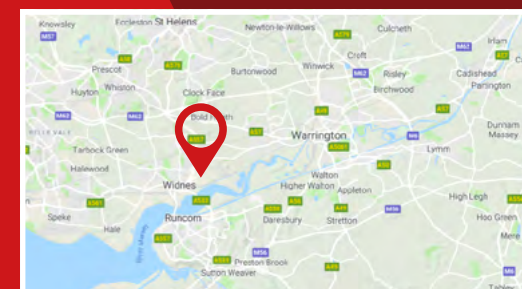
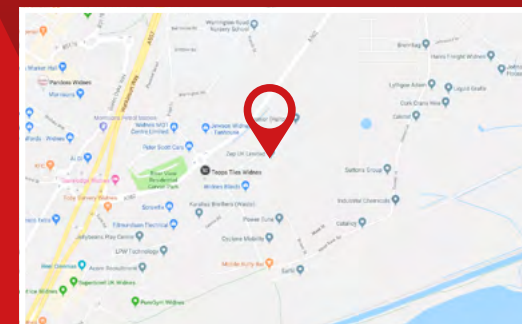
On application

RATES

Payable to Halton Borough Council

EPC

A copy of the EPC is available on request



VIEWING

By prior appointment through the agents:

Jane Marshall
jane.marshall@rvwcs.co.uk / 07801 373 974

Joseph Wilshaw
joseph.wilshaw@rvwcs.co.uk / 07917 647 213

Roberts
Vain Wilshaw

CHARTERED
SURVEYORS

01925 205060

www.rvwcs.co.uk