

**RORY MACK**

**ASSOCIATES**

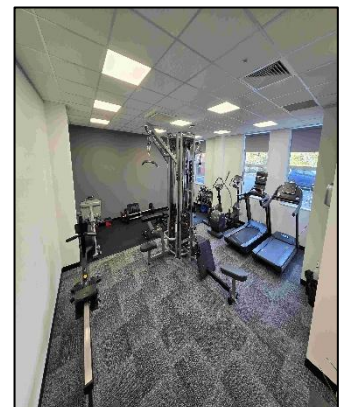
**Kingsway  
House**

**Business  
Lodge**

**KINGSWAY HOUSE, CALDWELL  
ROAD, WIDNES, WA8 7GD.**

**TO LET:  
FROM £359  
PCM**

- Various offices available with all-inclusive rents
- Brand new facility ready for immediate occupation
- Units available from 78 – 459 Sq. Ft., accommodating between 2 – 9 workstations
- Onsite parking available
- Onsite gym available to tenants
- Flexible terms available



# KINGSWAY HOUSE, CALDWELL ROAD WIDNES, WA8 7GD.

## GENERAL 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.

Located in the heart of Widnes, our facility combines high-spec contemporary design with a welcoming atmosphere—ideal for helping businesses thrive. We are perfectly situated for commuters, close to Widnes Train Station and with easy access to the M62, M56, and M57.

Whether you're a freelancer, a startup, or a large corporation, there are flexible workspace solutions to meet your needs. From private offices and dedicated desks to co-working and virtual office services, there is flexibility to scale your space as your business grows.

The vibrant Business Centre offers easy access to major transportation routes, making it convenient for you and your clients to reach Kingsway House. With ample parking and proximity to local amenities, including food outlets, shops, and entertainment options, Kingsway House is the perfect place to work, meet, and succeed.

The facility features state-of-the-art amenities to support your business needs. Enjoy high-speed internet, ergonomic furniture, and fully equipped meeting rooms with the latest technology. Need a break? Take advantage of our comfortable coffee points, where you can recharge and connect with like-minded professionals.

## LOCATION

Located in the heart of Widnes, our facility combines high-spec contemporary design with a welcoming atmosphere—ideal for helping businesses thrive. We are perfectly situated for commuters, close to Widnes Train Station and with easy access to the M62, M56, and M57.

## SERVICES

- **Serviced Offices:** Fully furnished, air-conditioned suites with 24/7 access and advanced security systems.
- **Virtual Office Services:** Enhance your business image with a prestigious address and professional call-handling.
- **Co-Working Spaces:** Flexible, modern workspaces ideal for collaboration and growth.
- **Meeting & Conference Rooms:** Professional spaces perfect for meetings, presentations, and events.
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## ON-SITE AMENITIES INCLUDE:

- Ample secure parking with number plate recognition and EV charging points.
- On-site gym with free membership for clients.
- Grab-and-go stations offering fresh food and beverages.
- Modern breakout areas and coffee points for informal meetings or relaxation.

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## VAT

VAT will be charged on all rental outgoings.

## TENURE

Terms are flexible and by negotiation.

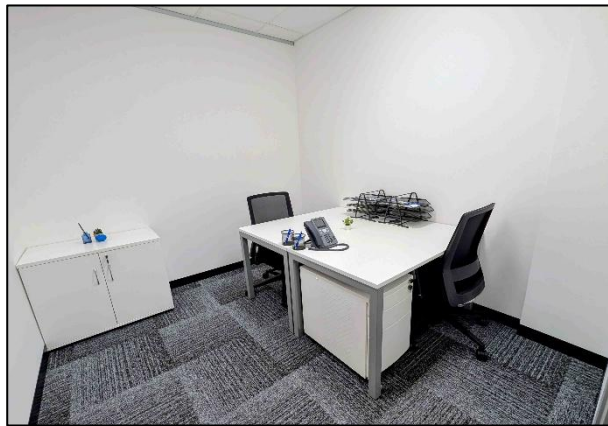
## ACCOMMODATION

Office sizes are from 78 – 459 Sq Ft, accommodating between 2 – 9 workstations. £323-£1,911.

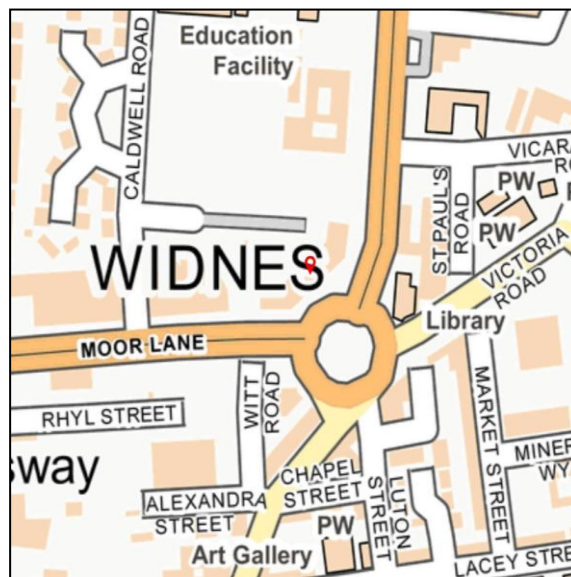
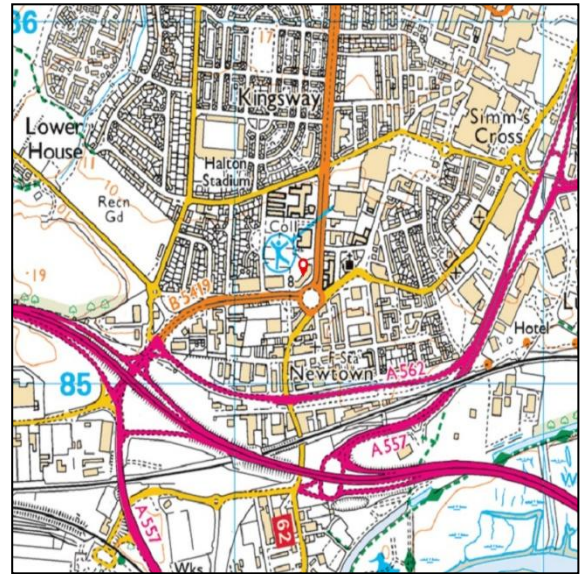
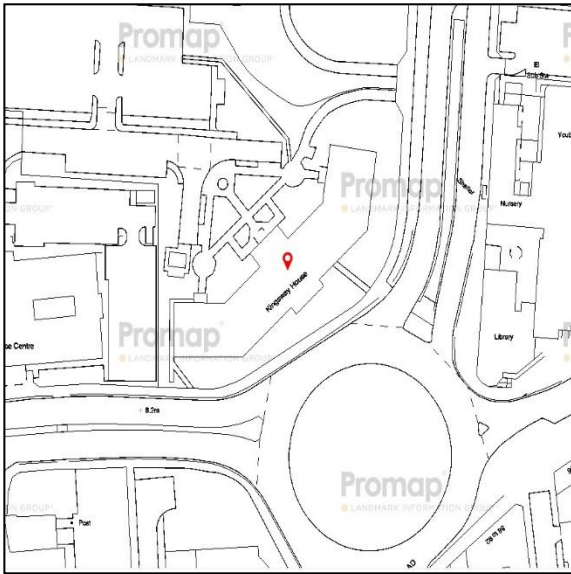
## ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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WA8 7GD.**



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WA8 7GD.**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements