



## Ditton Road, Widnes, WA8 0NS

### Warehouse & Offices With Large Yard

#### Summary

|                       |                           |
|-----------------------|---------------------------|
| <b>Tenure</b>         | To Let                    |
| <b>Available Size</b> | 4,928 sq ft / 457.83 sq m |
| <b>Rent</b>           | £45,000 per annum         |
| <b>Rates Payable</b>  | £14,013.75 per annum      |
| <b>Rateable Value</b> | £25,250                   |
| <b>EPC Rating</b>     | B                         |

#### Key Points

- Spacious Yard to Side & Rear
- Large Front Forecourt
- Detached Unit
- 4 Individual Shutters to Front
- Abundance of Parking
- Various Uses Available
- Available Immediately
- Visible From Mersey Gateway Crossing



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Description

We are delighted to offer for rent a prominent roadside industrial/commercial property, that would be ideal for trade based occupiers.

The property comprises a widely fronted detached unit, that is separated internally to form full height warehouse to one side and 2 storey office/amenity block to the other side.

Outside there is large front forecourt parking area, together with gated yards to the side and rear.

The unit is constructed of a steel portal frame with clad elevations and front security shutters. Internally it also includes trade counter, kitchen and w/c facilities, all of which are appointed to a good standard.

The property is particularly suitable for storage and distribution purposes, with an element of sales via the trade counter.

The surrounding yard space is extensive and perfect for outside storage and display purposes.

Location

The property is situated in an established commercial area of Widnes to the South of the Town Centre.

Positioned at the west end of Ditton Road, the property benefits from good transport links, with easy access to the Mersey Gateway Bridge within 1/4 mile.

The A562 Ashley Way runs directly behind the property and the Speke Road expressway runs to the front, making the property extremely visible to high volumes of passing traffic.

Accommodation

The accommodation comprises the following areas:

| Name     | sq ft | sq m   |
|----------|-------|--------|
| Building | 4,928 | 457.83 |
| Total    | 4,928 | 457.83 |

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £25,250.  
Rates Payable 2024/25: £14,013.75.

Rent

£45,000 per annum.

VAT

We are advised that the property is not currently VAT registered.











