



Premises at, Brown Street, Widnes, WA8 0RE

Modern Unit with enclosed Yard

Summary

Tenure	To Let
Available Size	2,152 to 4,304 sq ft / 199.93 to 399.85 sq m
Rent	£25,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Concrete Front Yard
- Open Plan Interior
- Established Location
- Cul-de-Sac Access
- Fenced & Gated
- Recently Constructed
- Full Sized First Floor
- 1/2 Mile to Widnes Centre

Location

The property is situated within an established industrial area known as Moss Bank, located to the north east of Widnes.

The A557 can be accessed within 1/2 mile, which connects to the M62 at Junction 7, four miles to the north.

Description

A rare opportunity to rent a unique recently constructed unit.

The premises comprise a ground floor workshop with working height of 4.5m. The first floor provides open plan space, kitchen and WCs.

Vehicular access is by way of an electronically operated roller shutter door, and there is plentiful parking to the front of the unit.

Externally there is a useful front yard, that is fenced and gated in palisade, providing external compound storage and parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,152	199.93
1st	2,152	199.93
Total	4,304	399.86

Services

Mains electricity, water and drainage are connected.

Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease for a negotiable term (minimum 3 years).

Rental

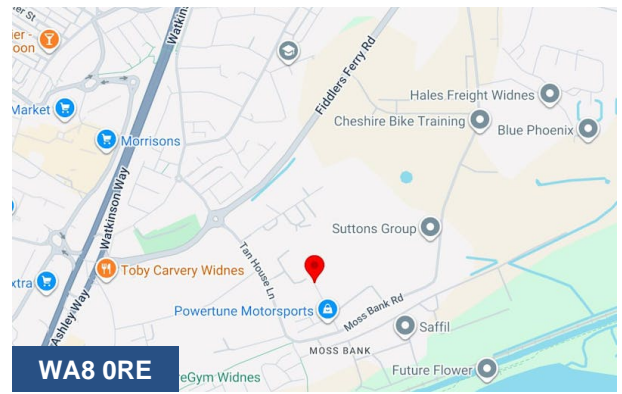
£25,000 per annum plus VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

We are advised that VAT is applicable to the rent.



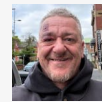
Viewing & Further Information



Alex Perry

01925 414909

aperry@morganwilliams.com



Rob Bates

01925 414909

rbates@morganwilliams.com

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