

TO LET

UNIT 17, TEAL BUSINESS CENTRE, WIDNES, WA8 0YQ



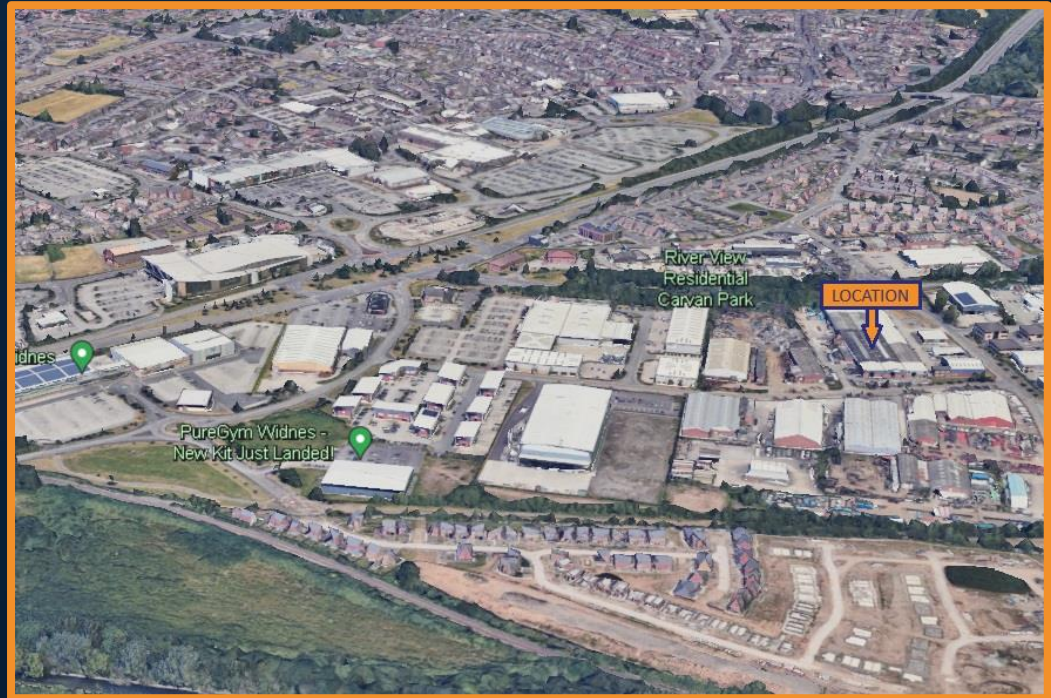
LOCATION



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THE SITE IS LOCATED WITHIN 3.5 MILES OF THE M62, J7; 5 MILES FROM THE M56, J12 AND WITH DIRECT ACCESS TO THE MERSEY GATEWAY BRIDGE, WHICH LINKS RUNCORN TO WIDNES.

THE SITE BENEFITS FROM EXCELLENT CONNECTIVITY TO THE REGIONAL MOTORWAY NETWORK; THE 3M RAIL FREIGHT TERMINAL AT WIDNES; GARSTON DOCKS; THE PORT OF LIVERPOOL, AND LIVERPOOL JOHN LENNON AIRPORT.



PHOTOS



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DETAILS



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DESCRIPTION

- PRIME LOCATION WITHIN WIDNES TOWN
- NEWLY REFURBISHED TO AN EXTREMELY HIGH STANDARD
- ACCOMMODATION – 9,200 SQ.FT
- 5M LOADING “INSULATED ROLLER DOOR”
- RECEPTION OFFICE AND LARGE FIRST FLOOR OFFICE ACCOMMODATION
- ONSITE PARKING
- EPC RATING – C
- SUITABLE FOR MULTIPLE OPERATIONS (PREVIOUS USE B1-B2-B8)
- WAGON/LORRY PARKING AVAILABLE
- CCTV-GATED ENTRANCE

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TENURE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS

RENTAL

- £72,000 PER ANNUM EXCLUSIVE OF VAT

ENQUIRIES



UNIT 17, TEAL BUSINESS CENTRE, WIDNES, WA8 0YQ

 SUITE 1, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

 JORDAN@READPROPERTY.INFO

 WWW.READPROPERTIES.CO.UK

 01925 213987



zoopla

