

# TO LET



SUITE C HALTON HOUSE, THE BRIDGE BUSINESS CENTRE, WIDNES, WA8 0RP



# LOCATION



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HALTON HOUSE IS PROMINENTLY SITUATED WITHIN THE BRIDGE BUSINESS CENTRE, A WELL-ESTABLISHED COMMERCIAL HUB IN THE HEART OF WIDNES. THE PROPERTY BENEFITS FROM EXCELLENT CONNECTIVITY BEING POSITIONED CLOSE TO THE A533 AND PROVIDING DIRECT ACCESS TO THE M62 MOTORWAY, LINKING LIVERPOOL AND MANCHESTER.

THE SURROUNDING AREA IS A RECOGNISED BUSINESS LOCATION, HOME TO A RANGE OF REGIONAL AND NATIONAL OCCUPIERS, WITH CONVENIENT ACCESS TO LIVERPOOL (APPROXIMATELY 10 MILES TO THE WEST) AND MANCHESTER (APPROXIMATELY 25 MILES TO THE EAST). WIDNES TOWN CENTRE IS WITHIN CLOSE PROXIMITY, OFFERING A WIDE RANGE OF RETAIL, LEISURE AND AMENITY FACILITIES.



# PHOTOS



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# FLOORPLAN



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# DETAILS



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## DESCRIPTION

- PROMINENT LOCATION JUST EAST OF WIDNES
- TOWN CENTRE
- ACCOMMODATION – 670 SQ.FT
- EXCELLENT TRANSPORT LINKS
- SELF CONTAINED OFFICE
- CAR PARKING
- EV CHARGING
- MEETING ROOMS AVAILABLE TO HIRE
- SECURITY ALARM
- CLOSE TO AMENITIES

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TERMS OF LEASE

- FLEXIBLE LEASE TERMS AVAILABLE

## PRICE

- £12 PER SQ.FT, PER ANNUM. ALL-INCLUSIVE RENTAL EXCLUDING TELEPHONE, BROADBAND, CONTENTS INSURANCE AND BUSINESS RATES
- WE UNDERSTAND THERE IS VAT PAYABLE

# ENQUIRIES



SUITE C HALTON HOUSE, THE BRIDGE BUSINESS CENTRE, WIDNES, WA8 0RP

 SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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