

# OFFICES TO LET

BUSINESS LODGE, KINGSWAY HOUSE, CALDWELL ROAD, WIDNES, WA8 7GD



# LOCATION



BUSINESS LODGE, KINGSWAY HOUSE, CALDWELL ROAD, WIDNES, WA8 7GD

**KINGSWAY BUSINESS LODGE OCCUPIES A PROMINENT AND ACCESSIBLE POSITION WITHIN WIDNES, PROVIDING A WELL-ESTABLISHED COMMERCIAL ENVIRONMENT IDEALLY SUITED TO A RANGE OF OFFICE AND BUSINESS OCCUPIERS. THE PROPERTY IS STRATEGICALLY LOCATED CLOSE TO WIDNES TOWN CENTRE, BENEFITTING FROM CONVENIENT ACCESS TO LOCAL AMENITIES INCLUDING RETAIL, BANKING, CAFES AND LEISURE FACILITIES.**

**CONNECTIVITY IS A MAJOR ADVANTAGE OF THE LOCATION. KINGSWAY BUSINESS LODGE IS SITUATED NEAR KEY ARTERIAL ROUTES INCLUDING THE A557, A562 AND THE MERSEY GATEWAY BRIDGE, PROVIDING FAST AND EFFICIENT LINKS ACROSS THE WIDER LIVERPOOL CITY REGION AND BEYOND. THE NEARBY MOTORWAY NETWORK, INCLUDING THE M62, M56 AND M6 ENABLES CONVENIENT TRAVEL TO MAJOR CENTRES SUCH AS LIVERPOOL, MANCHESTER AND CHESTER. WIDNES RAILWAY STATION IS ALSO WITHIN EASY REACH, OFFERING REGULAR REGIONAL SERVICES AND SUPPORTING STRAIGHT FORWARD COMMUTING FOR STAFF AND VISITORS ALIKE.**



# PHOTOS



BUSINESS LODGE, KINGSWAY HOUSE, CALDWELL ROAD, WIDNES, WA8 7GD



# PHOTOS

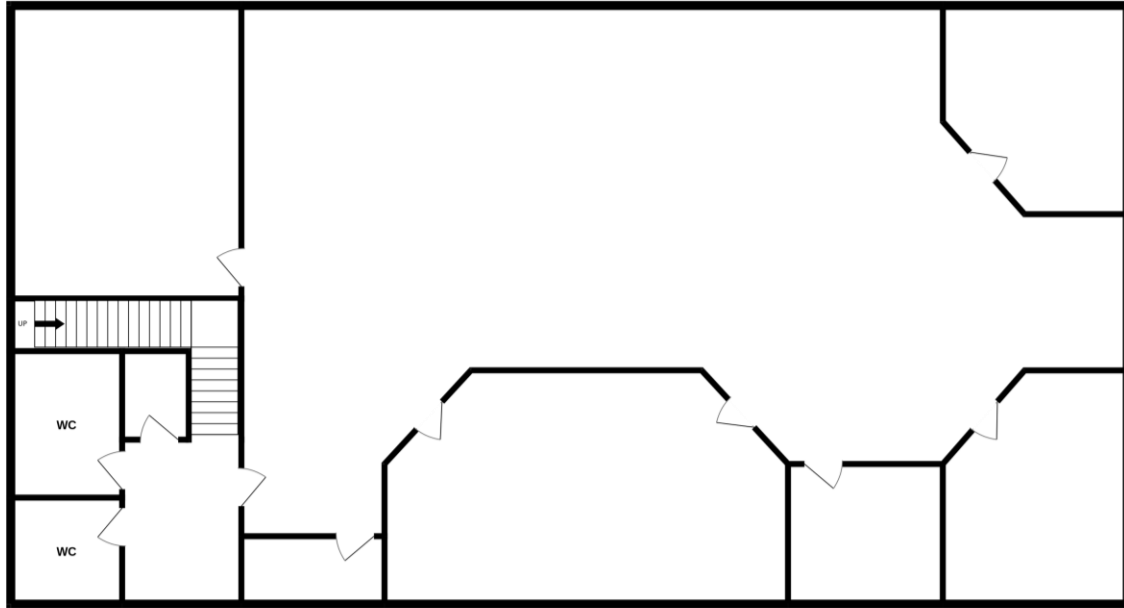


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# FLOORPLAN

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# DETAILS



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## DESCRIPTION

- AS AN AWARD-WINNING PROVIDER OF FLEXIBLE OFFICE SOLUTIONS, BUSINESSLODGE 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.
- 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.
- 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.

## AVAILABILITY

- 2 – 9 WORKSTATIONS (78-459 sq ft) AVAILABLE

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## PRICE

- £323 – £1,911 PER MONTH EXCLUSIVE OF VAT

# ENQUIRIES



BUSINESS LODGE, KINGSWAY HOUSE, CALDWELL ROAD, WIDNES, WA8 7GD

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

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