

TO LET

UNIT 4, TAN HOUSE LANE, WIDNES, WA8 0TF



LOCATION



UNIT 4, TAN HOUSE LANE, WIDNES, WA8 0TF

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



DETAILS

UNIT 4, TAN HOUSE LANE, WIDNES, WA8 0TF



DESCRIPTION

- PROMINENT LOCATION JUST EAST OF WIDNES TOWN CENTRE
- INDUSTRIAL ACCOMMODATION – CIRCA 4,500 SQ.FT
- THE PROPERTY IS SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING BEING ACHIEVED.
- ROAD FRONTAGE
- ELECTRIC ROLLER SHUTTER DOOR
- SHARED GATED YARD

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TERMS OF LEASE

- THE PREMISES IS AVAILABLE BY THE WAY OF A NEW LEASE FOR A TERM UP TO 2 YEARS

RENTAL

- £36,000 PER ANNUM PLUS VAT

ENQUIRIES

UNIT 4, TAN HOUSE LANE, WIDNES, WA8 0TF



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

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