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TO LET - OFFICE SPACE IN A PRIME COMMERCIAL AREA



Unit 7 Turnstone Business Park, Mulberry Avenue, Widnes,  
Cheshire, WA8 0WN

### FEATURES

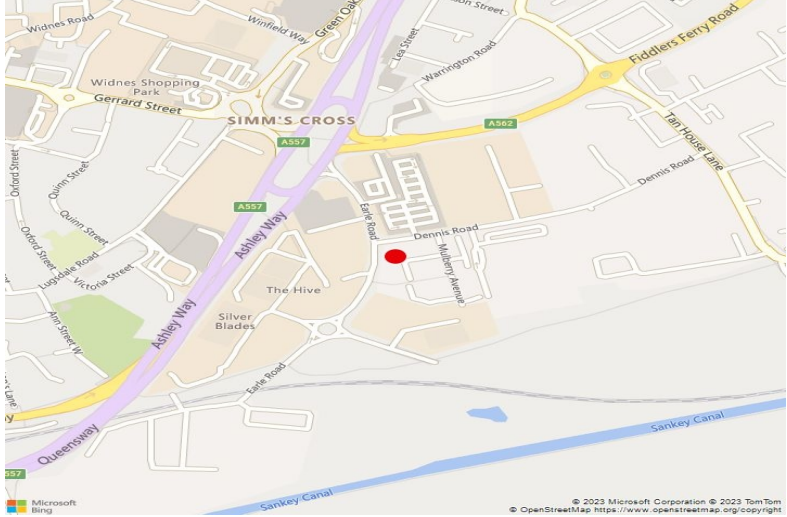
- To be refurbished - available from October 2025
- Gas-fired central heating.
- Platform lift.
- Private offices.
- Allocated on-site parking.

### CONTACT

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gregohara@begroup.uk.com  
01925 281281



Indicative Image



## LOCATION

Turnstone Business Park is an established office scheme which lies off Earle Road, half a mile south of Widnes Town Centre. The scheme sits adjacent to a plethora of amenities including:

- Widnes Shopping Park - comprising JD Gyms, Boots, Costa Coffee, McDonalds, KFC
- Tesco Extra - including petrol station and PodPoint EV Chargers
- ASDA Superstore
- Reel Cinema
- Pure Gym.

The scheme is strategically situated within the regional motorway network. It is just 3.5 miles away from Junction 7 of the M62 and 5 miles away from Junction 12 of the M56 (via the Mersey Gateway Bridge). In addition, Warrington Town Centre is only 6 miles away and Liverpool is approximately 12 miles drive.

Widnes railway station is only 2 miles away and Liverpool John Lennon Airport is within a 15 minute drive.

## DESCRIPTION

Turnstone Business Park is an established office scheme which lies off Earle Road, half a mile south of Widnes Town Centre. We are marketing the following:

Unit 7 (GF) - 1,300 sq ft - Available from October 2025

The self-contained building is soon to undergo a full refurbishment, benefitting the following specification:

- Carpeted, raised-access flooring
- Gas-fired central heating
- Platform lift
- Meeting rooms
- WC facilities
- Allocated on-site parking.

## MEASUREMENTS

The availability has been measured on a Gross Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

Unit 7 (GF) - 1,300 sq ft

## RENT

The property is available to rent at £14.50 Per Sq Ft.

## SERVICE CHARGE

There is a service charge payable of £4.05 per sqft to cover services, facilities and building maintenance.

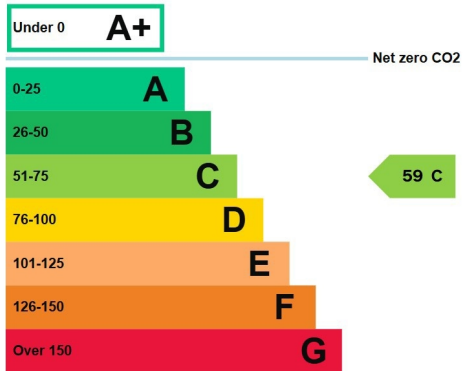
## BUSINESS RATES

The current rateable value for the property is £12,000. Eligible businesses may be exempt from paying business rates.

## TERMS

The premises are immediately available by way of a new full repairing and insuring lease.

## EPC



## AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view: (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.