

TO LET

UNIT 1, TAN HOUSE LANE, WIDNES, WA8 0TF



LOCATION

UNIT 1, TAN HOUSE LANE, WIDNES, WA8 0TF



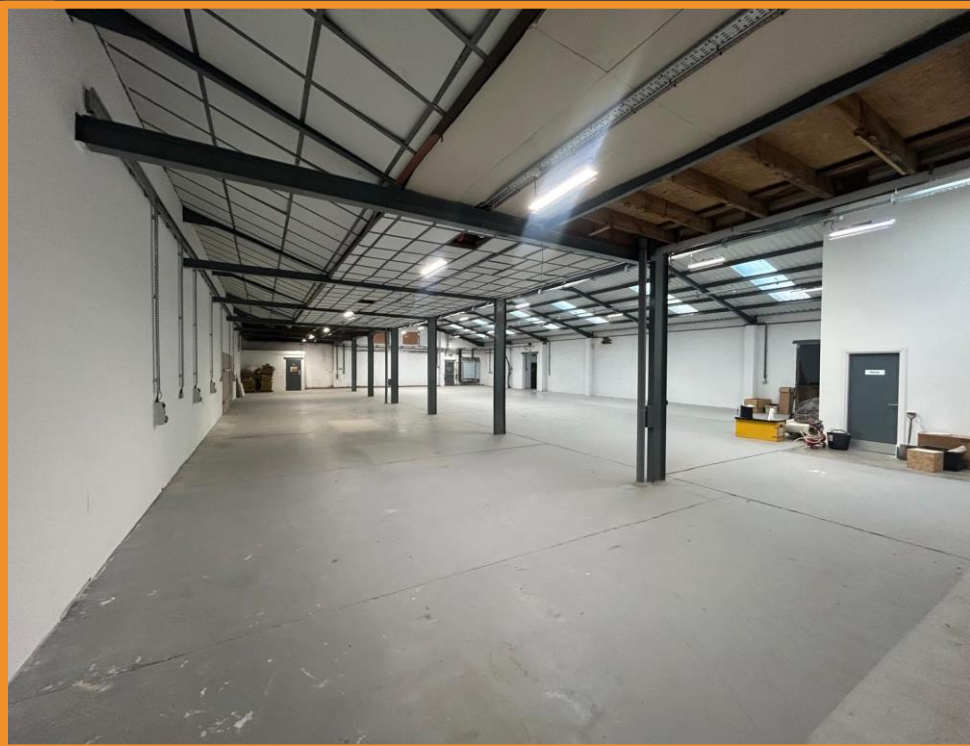
THE SITE IS LOCATED WITHIN 3.5 MILES OF THE M62, J7; 5 MILES FROM THE M56, J12 AND WITH DIRECT ACCESS TO THE MERSEY GATEWAY BRIDGE, WHICH LINKS RUNCORN TO WIDNES.

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



PHOTOS

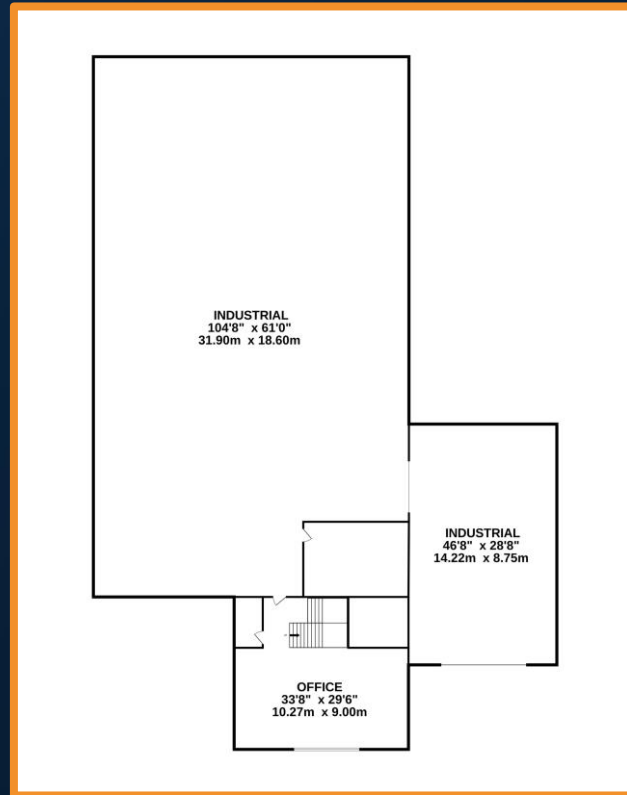
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FLOORPLAN



UNIT 1, TAN HOUSE LANE, WIDNES, WA8 0TF



DETAILS



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DESCRIPTION

- PROMINENT LOCATION JUST EAST OF WIDNES TOWN CENTRE
- INDUSTRIAL ACCOMMODATION – CIRCA 7,717 SQ.FT
- OFFICE ACCOMMODATION – CIRCA 998 SQ.FT
- THE PROPERTY IS SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING BEING ACHIEVED.
- ROAD FRONTAGE
- ELECTRIC ROLLER SHUTTER DOOR
- GATED YARD

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

PRICE

- £8.55 PER SQ.FT, PER ANNUM. EQUIVALENT TO £6,209.44 PER CALENDAR MONTH EXCLUSIVE OF VAT

FLOORPLAN

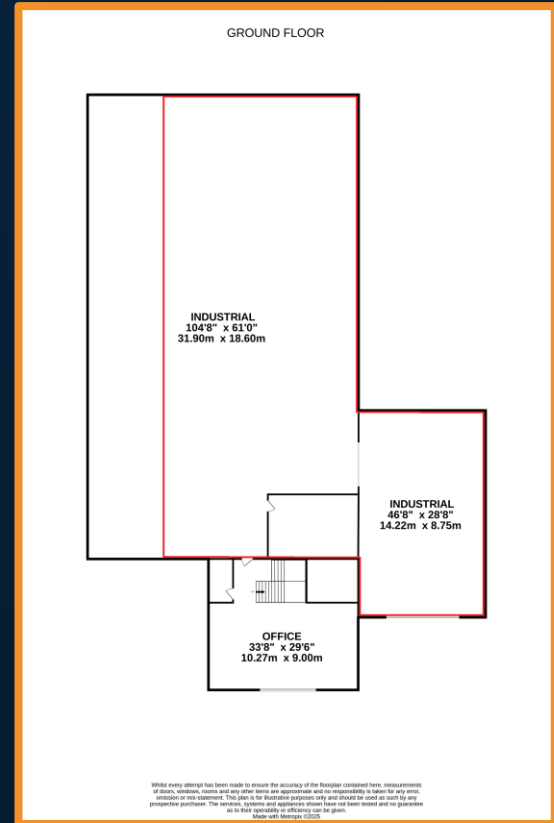
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LEASE OPTIONS

- THIS UNIT CAN ALSO BE SPLIT DEPENDANT ON OPERATOR REQUIREMENTS. PLEASE SEE DEMISE EDGED IN RED.
- ACCOMMODATION – CIRCA 5,128 SQ.FT
- ELECTRIC ROLLER SHUTTER DOOR
- GATED YARD AREA
- OFFICE FACILITIES

- **RENTAL** – £8.55 PER SQ.FT PER ANNUM. EQUAL TO £3,653.70 PER CALENDAR MONTH



ENQUIRIES

UNIT 1, TAN HOUSE LANE, WIDNES, WA8 0TF



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

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zoopla

