

TO LET

UNIT 6, CONSTANCE INDUSTRIAL ESTATE, WIDNES, WA8 0QR

Mason
Partners



- Workshop / Industrial Unit
 - 1,018 sq ft (94.57 m2)
- Ready for immediate occupation
- Popular well occupied estate

0151 227 1008

masonpartners.com

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LOCATION

Constance Industrial Estate is located 1.5 miles south of Widnes town centre and 13 miles east of Liverpool City Centre, readily accessible via the A533. The estate is within a five minute drive of The Mersey Gateway Bridge and Silver Jubilee Bridge, leading to Runcorn & Halton.

DESCRIPTION

The property comprises a rectangular unit with a roller shutter door to the front elevation.

ACCOMMODATION

Gross Internal Area 1,018 sq ft (94.57 m²)

TERMS / RENTAL

Available to let. Please contact the agent for further information.

BUSINESS RATES

For small businesses the property is currently exempt from business rates.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

Energy Performance Rating - D

VAT

All sums quoted are subject to the addition of VAT.

VIEWING

Viewing strictly by prior appointment with the sole agent:-

Mason Partners LLP:

Jon Swain

Tel: 0151 225 0118

Mobile: 07810 435 071

E:mail: jonswain@masonpartners.com

FINANCIAL SANCTIONS REGULATIONS:

Letting agents are now legally required to check the OFSI list of sanctioned individuals and organisations throughout their work, from being instructed by prospective landlords or tenants to concluding letting agreements.

<https://www.gov.uk/government/publications/financial-sanctions-guidance-for-letting-agents/financial-sanctions-guidance-for-letting-agents>

SUBJECT TO CONTRACT (11/25)

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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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