

# TO LET

UNIT 3, TAN HOUSE LANE, WIDNES, WA8 0TF



# LOCATION

UNIT 3, 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

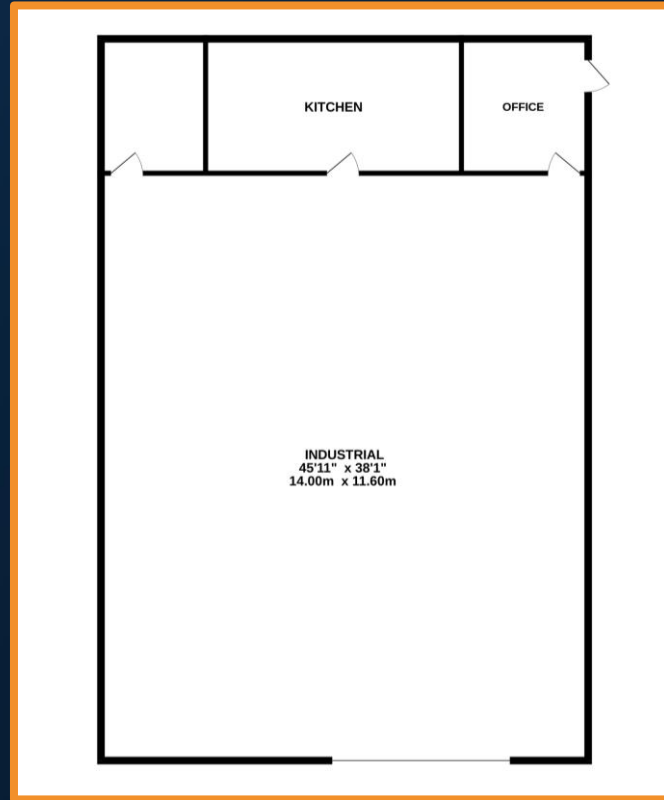
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# FLOORPLAN



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# DETAILS



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## DESCRIPTION

- PROMINENT LOCATION JUST EAST OF WIDNES TOWN CENTRE
- INDUSTRIAL ACCOMMODATION – CIRCA 2,000 SQ.FT – CAN BE SPLIT DEPENDANT ON OPERATOR REQUIREMENTS
- THE PROPERTY IS SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING BEING ACHIEVED.
- ROAD FRONTAGE
- ELECTRIC ROLLER SHUTTER DOOR
- OFFICE AND KITCHEN FACILITIES
- 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

- £23,700 PER ANNUM PLUS VAT

# ENQUIRIES

UNIT 3, TAN HOUSE LANE, WIDNES, WA8 0TF



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

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