


PROSPECT
ESTATES

# TO LET

## Modern First Floor Office/Studio Space

## 6 Waterside House

**WIDNES BUSINESS PARK WA8 8UB**

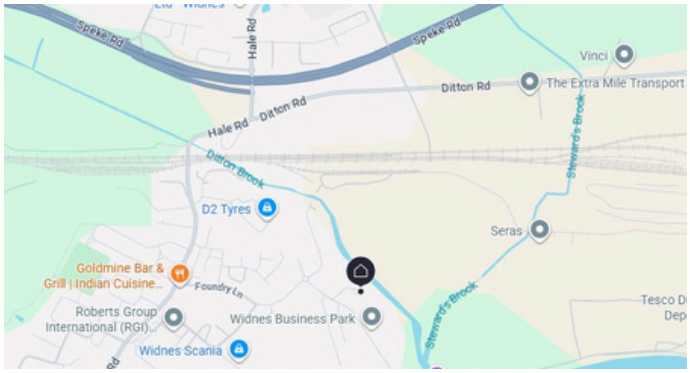


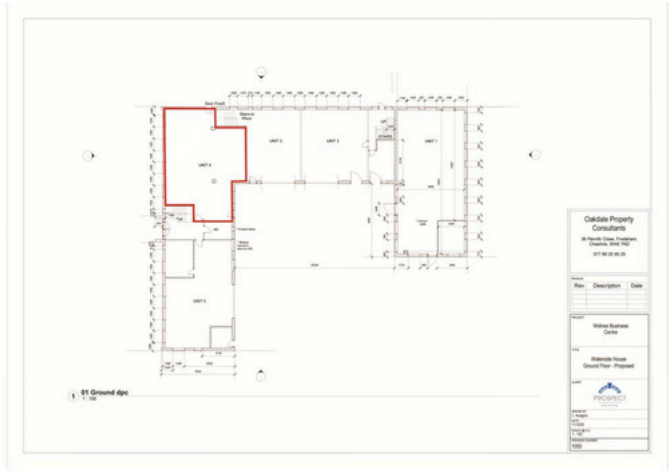
NEWLY REFURBISHED FIRST-FLOOR OFFICE/STUDIO SPACE WITH ELECTRIC HEATING, LED LIGHTING AND A KITCHENETTE.

THE SPACE CAN BE CONFIGURED TO SUIT A VARIETY OF OCCUPIER REQUIREMENTS. THE PROPERTY ALSO BENEFITS FROM SHARED LOADING FACILITIES AND ON-SITE PARKING.

OPEN PLAN FLOOR SPACE:
1,225 SQFT

**PROSPECT COURT • 2 COURTHOUSE STREET • OTLEY • WEST YORKSHIRE • LS21 1AQ • WWW.PROSPECTESTATES.COM**



## LOCATION:

WIDNES BUSINESS PARK IS STRATEGICALLY SITUATED ON WATERSIDE LANE IN WIDNES (WA8 8UB), WITHIN AN ESTABLISHED COMMERCIAL AND INDUSTRIAL HUB. THE SITE LIES APPROXIMATELY 1.5 MILES FROM THE A557 EXPRESSWAY, PROVIDING RAPID LINKS TO THE WIDER NORTH WEST MOTORWAY NETWORK, INCLUDING JUNCTION 7 OF THE M62 TO THE NORTH AND JUNCTION 12 OF THE M56 TO THE SOUTH VIA THE MERSEY GATEWAY BRIDGE.

RENTAL £18,500 PLUS VAT PER ANNUM

SERVICE CHARGE INCLUDES ANPR CCTV, MANNED SECURITY OUT OF HOURS AND SITE MANAGER (£1.20/SQFT) - £1,470 PLUS VAT PER ANNUM

BUILDING INSURANCE - £245.00 PLUS VAT PER ANNUM

PART OF HALTON BID AREA

RATEABLE VALUE- TO BE ADVISED

## ABOUT US

OUR PORTFOLIO SPANS INDUSTRIAL, RETAIL, OFFICE, AND STRATEGIC LAND ASSETS. WITH INDUSTRIAL PROPERTY AT OUR CORE, WE INVEST IN OPPORTUNITIES WITH LONG-TERM POTENTIAL, CREATING VALUE THROUGH REDEVELOPMENT AND ACTIVE ASSET MANAGEMENT. WE ARE COMMITTED TO BUILDING A RESILIENT PORTFOLIO THAT DELIVERS SUSTAINABLE, LONG-TERM GROWTH.



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