

PROSPECT ESTATES

TO LET

Modern Industrial / Warehouse Unit

3 Waterside House

WIDNES BUSINESS PARK WA8 8UB





NEWLY REFURBISHED FLEXIBLE WORKSPACE PROVIDING WAREHOUSE/STORAGE SPACE ON THE GROUNDFLOOR WITH ANCILLARY OFFICE AT FIRST FLOOR LEVEL

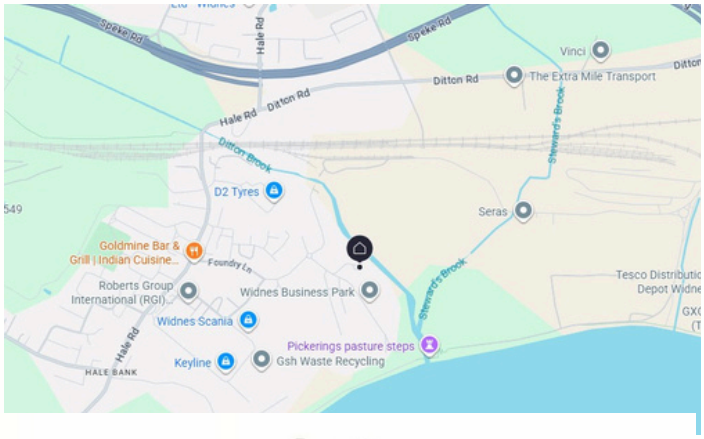
3 WATERSIDE HOUSE IS EQUIPPED WITH 3 PHASE POWER, LED LIGHTING AND A POWERED ROLLER SHUTTER

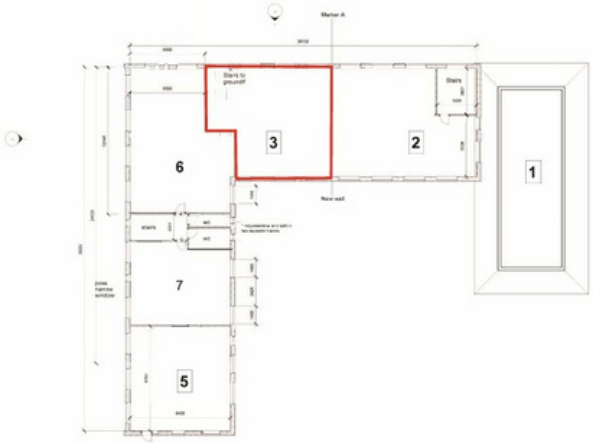
EXTERNALLY THE PROPERTY BENEFITS FROM A SHARED LOADING SPACE AND ALLOCATED PARKING FOR 2 CARS/LGV'S

GROUND FLOOR WAREHOUSE – 648 SQFT

FIRST FLOOR OFFICE – 842 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 £17,880 PLUS VAT PER ANNUM

SERVICE CHARGE INCLUDES ANPR CCTV, MANNED SECURITY OUT OF HOURS AND SITE MANAGER (£1.20/SQFT) - £1,788 PLUS VAT PER ANNUM

BUILDING INSURANCE - £298 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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