

# to let

Office Suite

72.5 m<sup>2</sup> (780 ft<sup>2</sup>)



Suite A2  
Victoria House  
Lugsdale Road  
Widnes  
WA8 6DJ

- Rent Inclusive of Electricity, Gas & Water Usage.
- On-Street parking.
- Suitable for a Variety of Occupiers.

MORGANWILLIAMS.com

**01925 414909**

## Location

Victoria House is located in the heart of Widnes Town Centre overlooking Victoria Square and within easy access of all town centre amenities.

- M62 Junction 7: 3 miles
- M56 Junction 12: 6 miles.
- Warrington: 6.5 miles
- Liverpool: 14 miles
- Chester: 19 miles.
- Manchester: 26 miles.

## Description

The first floor comprises several offices suites, each independently occupied with a communal kitchen area and WC facilities.

The offices have been fitted out to high standard to provide a range in size of private offices within a unique, well-presented building.

The accommodation is fully DDA compliant with two entrances to the building, one of which incorporates a passenger lift.

The space is suitable for a wide range of uses with on street parking in the surrounding area.

## Accommodation

IPMS 3—Offices.

Suite A2	72.5 m <sup>2</sup>	780 ft <sup>2</sup>
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## Services

Mains electricity, water, gas and drainage are connected.

The suites are heated by way of a gas central heating system.

The electricity and gas usage are included within the rental figure stated.

## Rates

Rateable Value: £5,000

Small Business Rates Payable 2022/23: Zero.

Non-Small Business Rates Payable 2022/23: £2,495

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Halton Borough Council.

## Lease Terms

Available by way of a 6 or 12 month licence agreement.

There is a one off £175 plus VAT contribution to the creation of the Licence.

## Rental

£9,500 per annum inclusive of rent, electricity, gas, water, waste and communal maintenance and upkeep.

## Legal Costs

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

## Contact

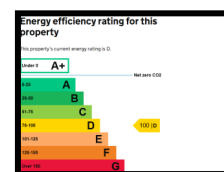
For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**  
**EPC Score Band D—100**



## E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.