

to let

Warehouse/Workshop

1,757.6 m² (18,919 ft²)



Unit 2
Broughton Way
Widnes
WA8 8YX

- Clear Span Warehouse with Minimum Eaves Height of 8.1m.
- Large Service Yard to the Rear with Excellent Loading Facilities.
- Separate Parking Across the Frontage of the Property.

MORGANWILLIAMS.com

01925 414909

Location

The property is situated on Broughton Way within the established Halebank industrial area.

The property is accessed via Hale Road which in turn leads directly to the roundabout with the A562 Speke Road approximately 0.5 miles from the Mersey Gateway Bridge.

Description

The property comprises a modern steel portal frame warehouse/workshop unit incorporating two storey offices to the front elevation.

There is a 0.24 acre concrete surfaced yard to the rear, with a separate tarmac car parking area to the front of the building. Both external areas are secured with a steel palisade fence with double steel gates for access.

Vehicular access from the rear yard to the property itself is provided via two no. roller shutter doors.

The unit has a minimum eaves height of approximately 8.1m.

Accommodation

Gross Internal Area

Ground Floor –Warehouse, Offices & Ancillary.	1,570.4 m ²	16,904 ft ²
First Floor Offices	187.2 m ²	2,015 ft ²
Total	1,757.6 m²	18,919 ft²

Services

Mains electricity, water, gas and drainage are connected.

Rates

Rateable Value: £50,500

Business Rates Payable 2022/23: £25,199.50

Rateable Value from April 2023: £69,000

Lease Terms

Available on a new tenants full repairing and insuring basis for a negotiable term.

Rental

£113,000 plus VAT

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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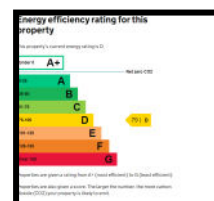
Or via our Joins Agents, Mason Owen, 0151 2423000:
Mark Coulthurst - mark.coulthurst@masonowen.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band D–79



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.