

to let

Business Unit

66.1 m² (711 ft²)



HB House
Ditton Road
Widnes
WA8 0WS

- Modern Business Unit with Parking.
- Ideal for Office, Storage and a Range of Uses.
- Additional First Floor Office Space Available if Required.

MORGANWILLIAMS.com

01925 414909

Location

The property is situated in an industrial area of Widnes to the South of the Town Centre.

Positioned at the west end of Ditton Road, the property benefits from good transport links, with access the new Mersey Gateway Bridge within 1 mile of the unit.

Description

A mid-terraced, self-contained commercial unit suitable for a variety of uses including office, trade counter or storage.

Internally the unit is laid out with a front entrance leading to a reception room, with WC facility. Behind is a further two office/storage rooms with further accessible WC to the rear elevation.

Externally there is a parking forecourt to the front and a yard for loading to the rear .

Within the same building there is a first floor office space currently vacant, which could be taken alongside this unit if required. This additional space comprises two office rooms with WC and kitchen.

Accommodation

Net Internal Area

Reception/Front Office	23.4 m ²	251 ft ²
Middle Office	21.7 m ²	233 ft ²
Rear Office	21.1 m ²	227 ft ²
Total	66.1 m²	711 ft²

Additional Offices

First Floor Offices; 42.9 m² / 462 ft²

These offices are not included in the asking rent however they are available should any interested party require the additional space. Please enquire for further details.

Services

Mains electricity, water, gas and drainage are connected.

Rates

Rateable Value: £7,600.
Payable 2020/21: £3,792.40.

Qualifying businesses will be eligible for Small Business Rate Relief.

Interested parties should enquire with the Local Authority to confirm eligibility.

Lease Terms

Available by way of a new Tenants Repairing and Insuring Lease for a negotiable Term.

Rental

£9,000 per annum.

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.

Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is

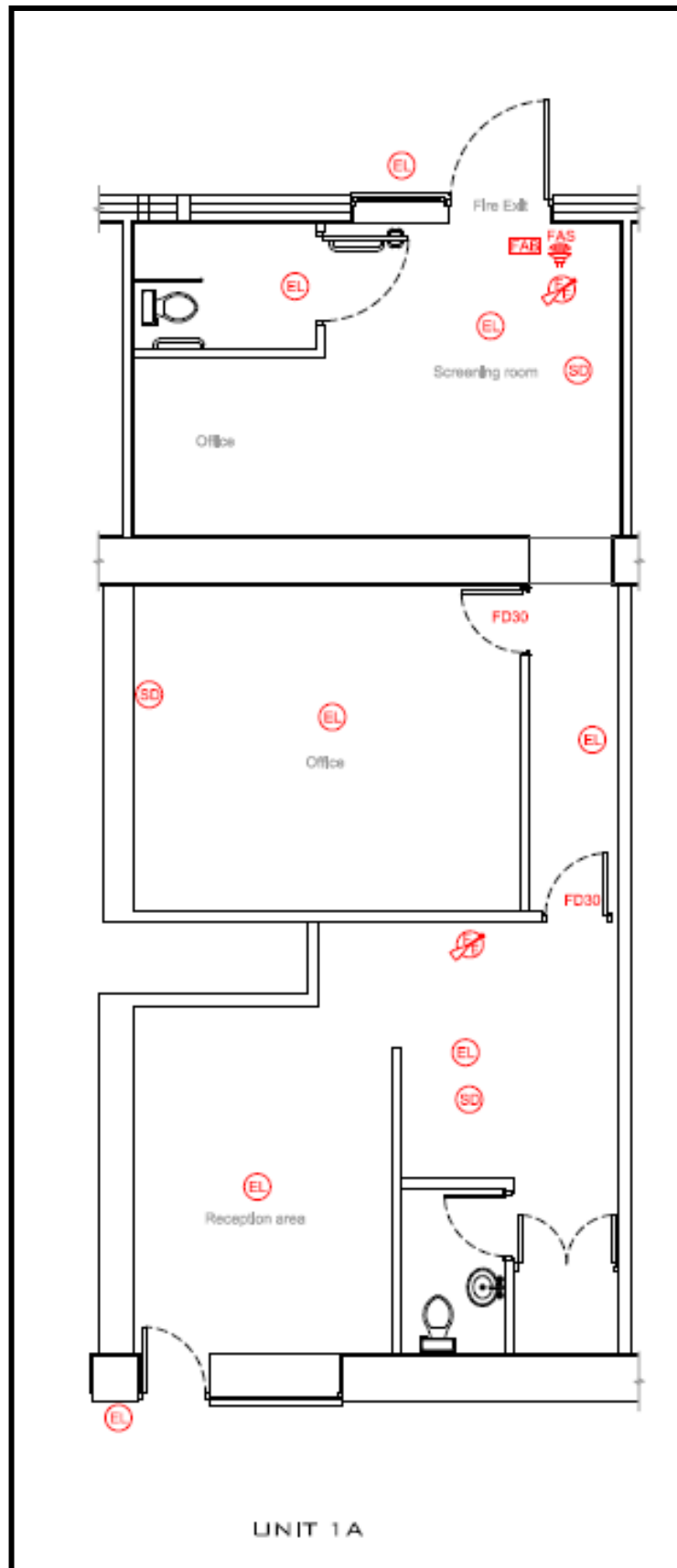
www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band TBC

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.



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