

to let

Business Unit

128.4 m<sup>2</sup> (1,382 ft<sup>2</sup>)



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

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

Internally the unit is fitted out to a high standard with an open plan main office area to the front, private office and meeting room to the rear and a small store room. There are male and female WCs to the entrance hallway.

Externally there is a parking forecourt to the front .

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

Main Office	90.2 m <sup>2</sup>	971 ft <sup>2</sup>
Private Rear Office	11.5 m <sup>2</sup>	124 ft <sup>2</sup>
Meeting Room (Rear)	26.7 m <sup>2</sup>	287 ft <sup>2</sup>
<b>Total</b>	<b>128.4 m<sup>2</sup></b>	<b>1,382 ft<sup>2</sup></b>

Additional Offices

First Floor Offices; 42.9 m<sup>2</sup> / 462 ft<sup>2</sup>

*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: £10,750  
Payable 2020/21: £5,364.25

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

£19,000 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.

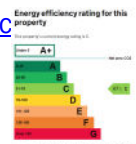
Joshua Morgan      JSMorgan@morganwilliams.com

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**SUBJECT TO CONTRACT**

**EPC Score Band C—67**



### 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.