



## Industrial Units, Foundry Lane, Widnes, WA8 8WD

### High Specification Industrial Units

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,076 sq ft / 99.96 sq m
<b>Rent</b>	£14,400 - £16,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Newly Refurbished Units
- Individual Parking Allocated
- Immediately Available
- 6 Meter Eaves Height
- Self-Contained
- Mezzanine Potential
- 5 Year Lease

Location

The units are situated within an established commercial area just off Hale Road on the western fringe of Widnes in the Hale Bank District, approximately 2 miles from Widnes Town Centre.

The units enjoy convenient access to the A562 Expressway, the main arterial road to Liverpool (13 miles) and the John Lennon International Airport (5 miles).

The A562 south crosses the Mersey Gateway Bridge within close proximity giving access to Runcorn, Warrington and the M56 Motorway and the wide North West region.

Description

We are delighted to bring to market, these 8 newly built industrial units, which are available immediately.

There is a terrace of 6 along the rear of the site, together with 2 detached units at the front of the site.

All 8 units come fitted with 3 phase electricity supply, high quality lighting, screeded floor, fire alarm, fitted kitchen, disabled toilets, DDA compliant, electric roller shutter doors and designated forecourt parking bays.

All units boast a 6 meter eaves height to internal haunch, which can accommodate mezzanine installation to further increase the square footage of the units.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,076	99.96
<b>Total</b>	<b>1,076</b>	<b>99.96</b>

Services

Electricity, water and drainage are connected.

3 phase electricity supply.

Rates

To be assessed.

Lease Terms

The units are available for a 5 year terms on a full repairing and insuring basis and subject to a 3 year rent review.

3 month rental deposit will be held by the landlord for the term duration.

Rental

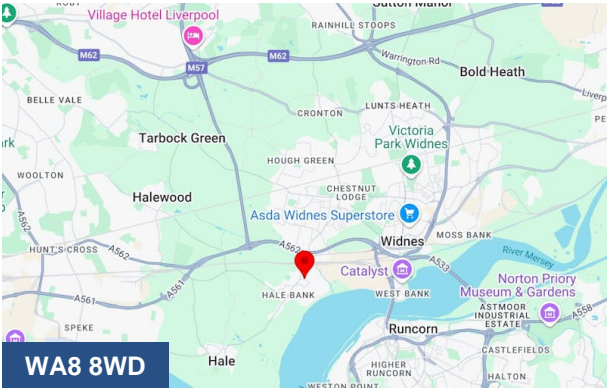
Units 2-6 are £14,400 PA plus VAT  
Units 1,7,8 are £16,000 PA plus VAT

Service Charge

There will be a service charge for communal areas and apportioned buildings insurance contributions payable each year.

VAT

We are advised that VAT is applicable to the above rental prices and charges.



Viewing & Further Information



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