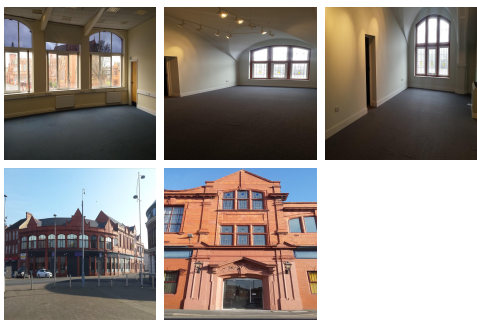
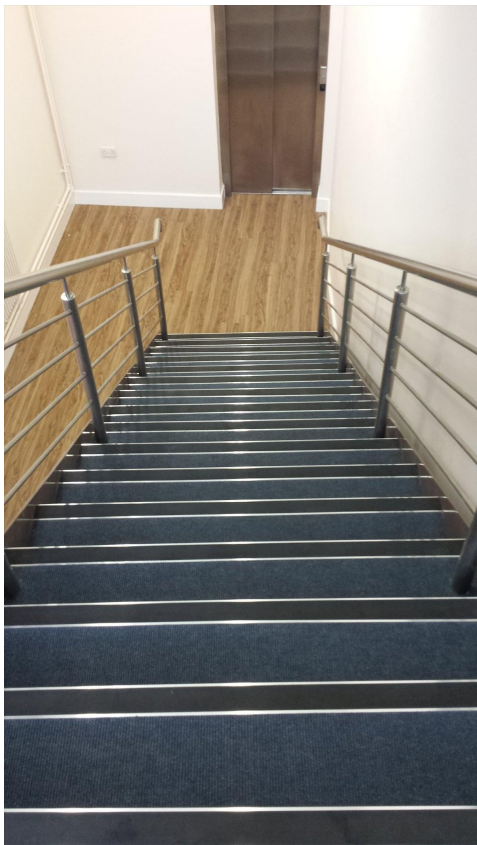


Serviced Office Space UK

Widnes WA8 6DJ



The property is situated at the junction of Widnes Road and Lugsdale Road overlooking the recently refurbished Victoria Square and close to the main shopping district in Widnes Town Centre. The town centre has various places to eat and drink, including Costa Coffee, a Toby Carvery and Brewers Fayre. There are also some shopping options around the town, including Marks & Spencer, River Island and New Look, perfect for some after work retail therapy. There is also a railway station in the town with great connections.

This centre provides the best refurbished office accommodation in central Widnes. The accommodation is mainly arranged at first floor level (9,937 sq. ft.) together with a small second floor area (950 sq. ft.). Entered through double doors from Victoria Square, access to the first floor is achieved via a stylish stainless steel and timber staircase or by a six person passenger lift. At the first floor there is a reception area and the offices beyond are divided into 12 cellular rooms ranging from 115 to 2,875 sq. ft. The accommodation is carpeted, the ceilings suspended, acoustic tile incorporating integral fluorescent. Handling and a gas-fired hot water radiator provides heating. Business Rates The individual offices have not yet been assessed for rating purpose. As a guide only it is suggested that the assessment is likely to be based on £70 p/ sq m, with payable business rates at approximately half the rateable value. Rooms with a rateable value of less then £2,600 will be exempt of the payment of business rates, and rooms with rateable values of less than £6,000 may be eligible for 100% relief of payment under the Small Business Rates Relief Scheme. Some relief is also available for rooms where the rateable value is less then £12,000. Lease Terms The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

transport links

Underground	N/A
Train Station	Thatto Heath train station
Road Link	N/A
Airport	Liverpool John Lennon Airport

Leased Spaces