



# TO LET

**Unit 1, Bold Industrial Estate, Lunts Heath Road, Widnes WA8 5SG**  
4,380 sq.ft. (405.5 sq.m.)

**mason  
owen...**

property consultants

**0151 242 3000**

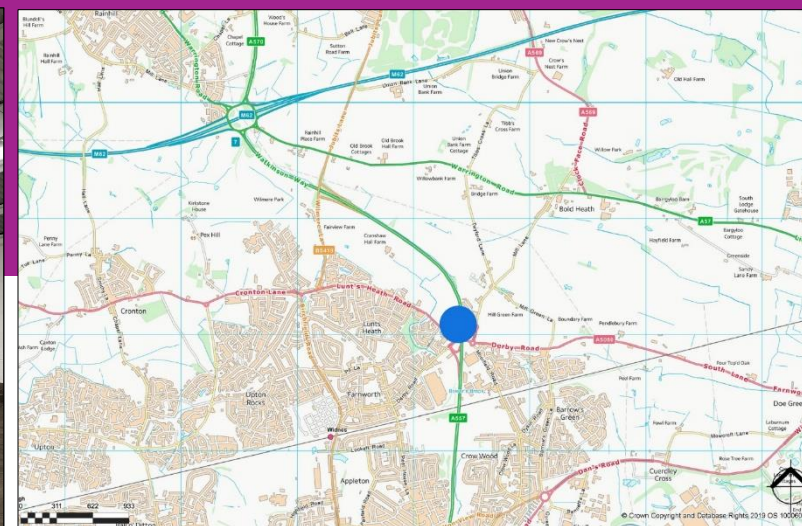
[www.masonowen.com](http://www.masonowen.com)

- WELL LOCATED INDUSTRIAL UNIT
- FULLY REFURBISHED – INCLUDING NEW ROOF
- AVAILABLE IMMEDIATELY

#### **Situation**

The newly refurbished industrial units are located on Bold Industrial Estate and benefit from close proximity to Junction 7 of the M62 via the A557. The road connections provide excellent access to Liverpool (16 miles), Manchester (25 miles) and the M6 connecting to the South of England. Widnes train station is only a 1 mile walk from the premises.

Unit 1  
 Bold Industrial Estate  
 Lunts Heath Road  
 Widnes WA8 5SG



**Description**

The premises comprises of a terraced unit of steel portal frame and brick construction to eaves, with a newly fitted roof incorporating 15% roof lights.

The unit is accessed via personnel doors and electric roller shutters. The unit incorporates male/female toilet facilities, 3 phase power and new LED lighting. The premises do not have a mains gas supply.

The unit includes a dedicated self-contained yard area, secured by palisade fencing and accessed by double swing gates.

**Areas**

The unit have been measured in line with the Code of Measuring Practice 6<sup>th</sup> Edition and provide the following approximate Gross Internal Areas:

Accommodation	Sq Ft	Sq M
Unit 1	4,380	406.9

**Tenure**

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

**Rent**

Rent	PSF	PAX
Unit 1	£5.75	£25,000

**Service Charge & Insurance**

Service Charge: None Payable  
 Insurance: TBC

**Rates**

Accommodation	Rateable Value	Rates Payable
Unit 1	£10,250	None

*It is the incoming tenant's responsibility to make their own enquiries with the Local Authority, the above costs are not to be relied upon.*

**EPC**

C60.

**Legal costs**

Each party to be responsible for their own legal costs.

**VAT**

It is understood that the premises is elected for VAT and it will be payable on top of the rent and all other outgoings.

**Code for Leasing Business Premises**

Please be aware of the RICS Code for Leasing Business Premises which can be found on [https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented

**Viewing**

Strictly through the agent:

Mark Coulthurst  
 t. 0151 242 3123  
 m. 07767 685 598  
 e. [mark.coulthurst@masonowen.com](mailto:mark.coulthurst@masonowen.com)

**Anti-Money Laundering**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.