

# to let

High Quality Detached Office Building

440 m<sup>2</sup> (4,736 ft<sup>2</sup>)



Lapwing House  
Forward Point  
Tan House Lane  
Widnes  
WA8 0SL

- Modern Detached Building
- Attractive Courtyard Setting
- 16 Car Parking Spaces
- Prominence to Tan House Lane
- Passenger Lift Included

**MORGANWILLIAMS**.com

**01925 414909**

## Location

The property is situated just off Tan House Lane, close to its roundabout junction with the A562 Fiddlers Ferry Road.

This area of Widnes is a popular commercial location, which is thriving with retail, storage and distribution and manufacturing businesses.

It is conveniently accessible to the motorway network, being approximately 3 miles from Junction 7 of the M62.

Widnes town centre and all its amenities is within walking distance.

## Description

We are delighted to bring to the rental market this high quality detached modern two storey office building.

Open plan floor space and amenities are provided on each floor.

There are 16 allocated parking spaces.

Internally the offices are fitted out to a good standard and are currently used on a high occupancy basis and availability is immediate.

Flexible lease lengths are available, ranging from a short term sub lease to a new longer term lease direct from the Landlord. Our client is the current tenant.

The property would lend itself particularly well to a multi disciplinary business as the floors are largely self-contained.

## Accommodation

Net Internal Area Both Floors

<b>Total</b>	<b>440 m<sup>2</sup></b>	<b>4,736 ft<sup>2</sup></b>
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## Services

Mains electricity, water, gas and drainage are connected.

## Rates

Rateable Value: £42,750.

Business Rates Payable 2023/24: £21,332.

## Lease Terms

Available on a tenants full repairing and insuring basis for a flexible term, incorporating periodic upward only rent reviews.

## Rental

Current Passing Rent: £47,000 per annum.

This rent is just c. £10 psf, however, we can only offer this rate until July 2025, by way of Sub-Lease.

A longer Lease direct from the Landlord will be payable at Market Rent.

## VAT

We are advised that VAT is currently applicable to the property.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

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

**SUBJECT TO CONTRACT**

**EPC Score B**



### E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.