

to let

Prestigious Showroom, Office, Warehouse & Yard

529.4 m² (5,698 ft²)



Forum House
Gorse Lane
Widnes
WA8 0RH

- Ultra High Specification Property
- Concrete Rear Yard
- Fully Glazed Frontage
- 8 Front Parking Spaces
- External Automated Front Blinds

MORGANWILLIAMS.com

01925 414909

Location

The property is prominently positioned on Gorsey Lane, Widnes, just off the A562 Fiddlers Ferry Road, within a primarily commercial area to the east of Widnes Town Centre.

The property is 5 miles from Warrington Town Centre and also 5 miles from Junction 7 of the M62, giving convenient access to the regional motorway network.

Description

We are delighted to offer for rent a prestigious, ultra high-specification, multi-purpose detached property with rear yard and dedicated parking.

The property is a modern and attractive structure, with grey clad and glazed elevations throughout. There are 8 no. dedicated car parking spaces to the front and a disabled access ramp, together with concrete yard to the rear and loading access to the warehouse.

Internally the property is finished to a first class standard with high-quality facilities included.

The ground floor of the main building comprises an attractive showroom, that was previously used for high-end kitchen sales, the first floor provides good quality office space and the attached rear warehouse provides storage and workspace and has both internal and external access.

The property would work perfectly for businesses that require a combination of sales, office and storage/workspace, as it provides all of these facilities under one roof.

Accommodation

Gross Internal Area

Office/Showroom		
Ground	187.5 m ²	2,018 ft ²
First	187.5 m ²	2,018 ft ²
Warehouse	154.4 m ²	1,662 ft ²
Total	529.4 m²	5,698 ft²

Services

Mains electricity, water and drainage are connected.

Partial air-conditioning is installed.

Rates

To be separately assessed.

Status

The property is currently owner occupied by the Landlord's scaffolding business, which will be relocating on to the rear yard, behind the subject property. Availability is immediate.

Lease Terms

The property is available for a minimum 5 year term, on a Tenant's Full Repairing and Insuring basis, including periodic upward only rent reviews.

Rental

£60,000 per annum exclusive.

VAT

The above rental is quoted exclusive of VAT, should it be applicable.

Contact

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

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For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC - Available on Request

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.



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