

TO LET

Widnes

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Modern Industrial Unit Unit 12, Heron Business Park Tan House Lane, Widnes, Cheshire WA8 0SW

- 7 m eaves
- Electric surface loading door
- Steel portal frame
- Secure estate
- Allocated Car parking

**4,971 - 5,889 sq ft
(461.81 - 547.09 sq m)**



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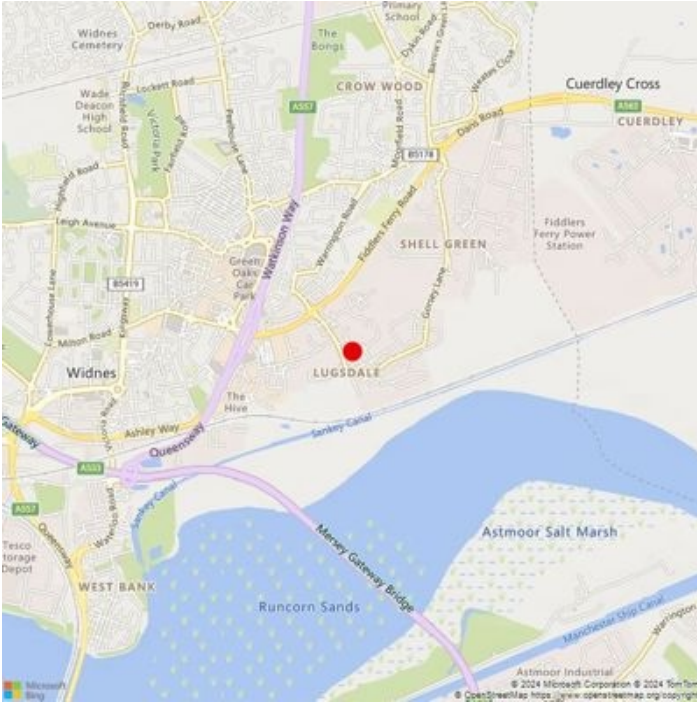
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Location The unit is situated on Tan House Lane, Widnes. It is approximately 14 miles away from Liverpool and 24 miles away from Manchester.

This area benefits from excellent transport links with both the M62 and M56 located only 4 miles away.

Description The unit forms part of a wider terrace within a wider secure and gated multi let estate.

The estate is well maintained and in good decorative order.

The unit is a modern steel portal frame warehouse, with a minimum eaves height of 4.5 m, LED lighting, serviced by a single surface electronically operated level loading door (4m x 4m) leading to a loading apron. Warehouse also benefits from a mezzanine storage area of 917 sqft.

Office accommodation is air conditioned, there are 2 car charging points and 9 allocated car parking spaces.

Energy Performance Certificate An energy performance certificate is available on request.

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Warehouse	4,449	413.31
Office	522	48.49
Mezzanine	918	85.28
Total	5,889	547.09

Terms The Unit is occupied under a lease due to expire July 2033, is offered at £40,000 per annum and subject to rent review in July 2025 & 2029.

Alternatively a new lease can be agreed direct with the landlord.

Service charge and Insurance costs tbc

Rent £40,000 Per Annum

Rateable Value The unit has a rateable value of £26,000 effective 1 April 2023: Local authority reference: 530850120000

VAT VAT will be payable at the prevailing rate.

Legal Costs Each party to responsible for their own costs in relation to any transaction.

Anti Money Laundering (AML) To comply with Anti-Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

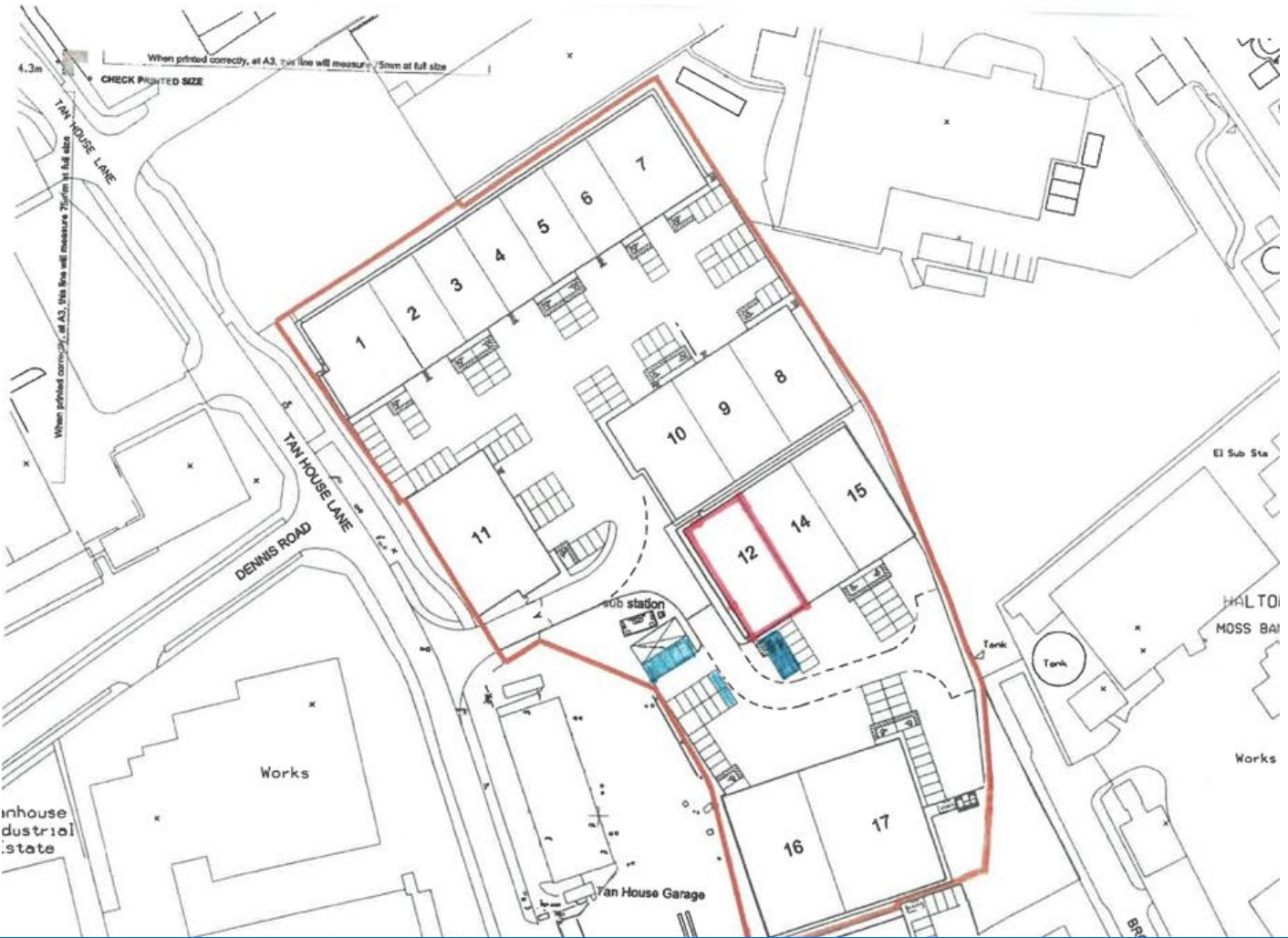
Please contact me should you require any further information.

Further Information

Please contact the sole agents, LM6:
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