

TO LET



Unit 3, Bold Industrial Estate, Lunts Heath Road, Widnes WA8 5RZ



£47,500 pax

Rent



7,053 sq ft

Area



£14,750

Rateable Value



TBC

EPC

TO LET

Unit 3, Bold Industrial Estate, Lunts Heath Road, Widnes WA8 5RZ



- Refurbished unit
- Secure front yard
- Warehouse/workshop unit
- 2-storey office accommodation
- Kitchen and WC facilities
- Close proximity to Junction 7 of M62 and Mersey Gateway Bridge

Description

The property comprises a terraced unit of steel portal frame and brick construction to the eaves. The unit has an electric roller shutter door to the front, as well as a smaller manual roller shutter providing access from the side of the property. The unit incorporates 2-storey office accommodation, kitchen, WC facilities, 3-phase power, and LED lighting. The unit includes a self-contained yard area at the front of the property as well as additional yard/car parking space to the side of the building.

Area

Gross Internal Area (GIA): 7,053 sq ft (655.22 sq m)

Rent

£47,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value: £14,750

Approximate rates payable for 2024/2025: £7,360.

It is the tenant's responsibility to make their own enquiries with the Local Authority.

Services

All main services are connected with the exception of gas.



TO LET

Unit 3, Bold Industrial Estate, Lunts Heath Road, Widnes WA8 5RZ



TO LET

Unit 3, Bold Industrial Estate, Lunts Heath Road, Widnes WA8 5RZ



Service Charge & Insurance

TBC

EPC

TBC

VAT

We understand that the premises are registered for VAT and all prices, outgoings and rentals will be subject to VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.

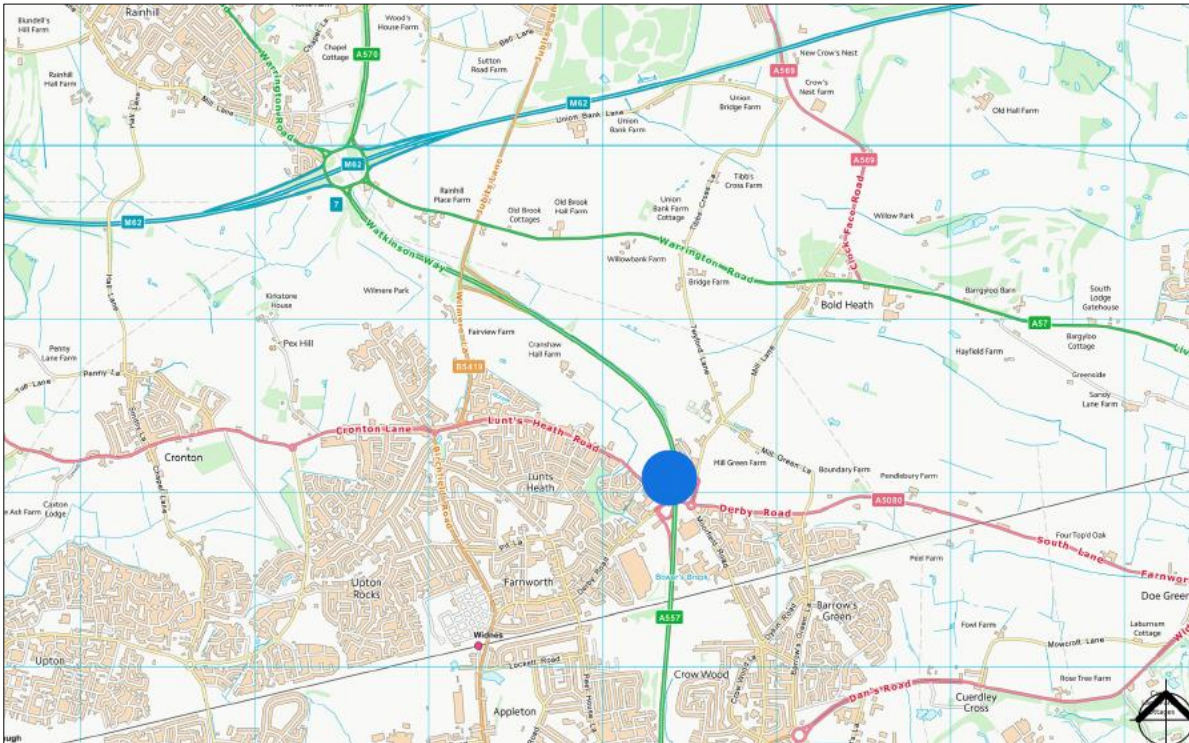
For further information please contact:



Liam Barlow

M: 07557 769848

E: liam.barlow@masonowen.com



7th Floor, 20 Chapel Street,
Liverpool, L3 9AG

0151 242 3000
masonowen.com

Mason Owen & Partners Limited: Reg No. 1426226.
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

Authorised and regulated by The Financial Conduct Authority.
Partners list is available upon request.

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. We recommend you obtain professional advice if you are not represented.

Anti 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.

Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. April 2024