

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



E106

EPC

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- 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

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

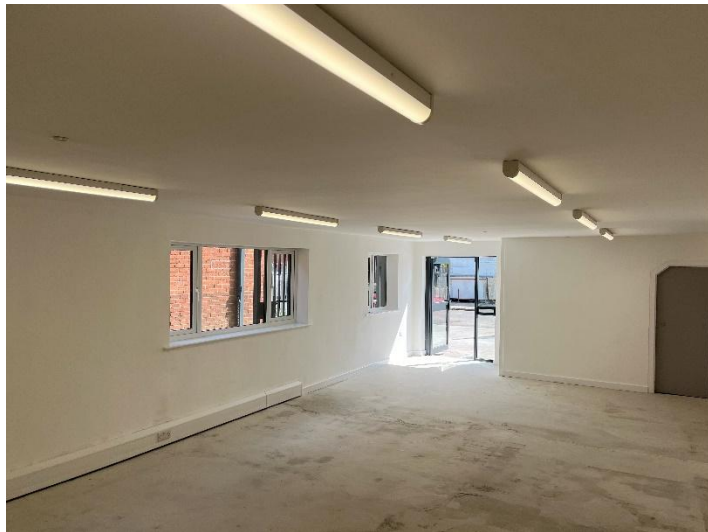
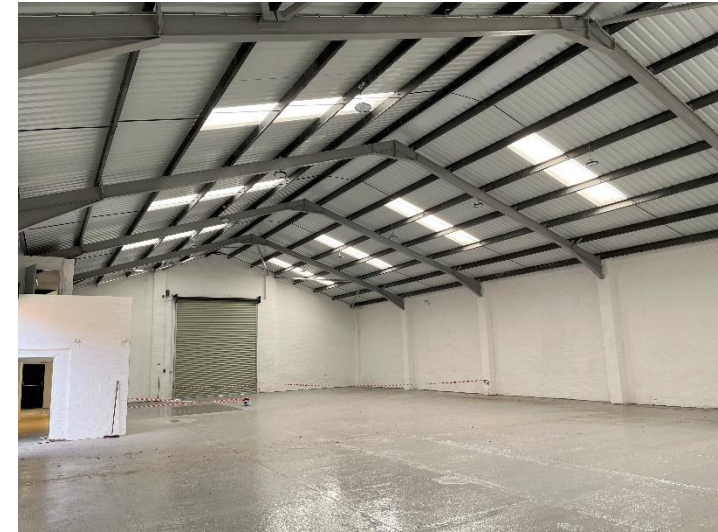
Services

All main services are connected with the exception of gas.



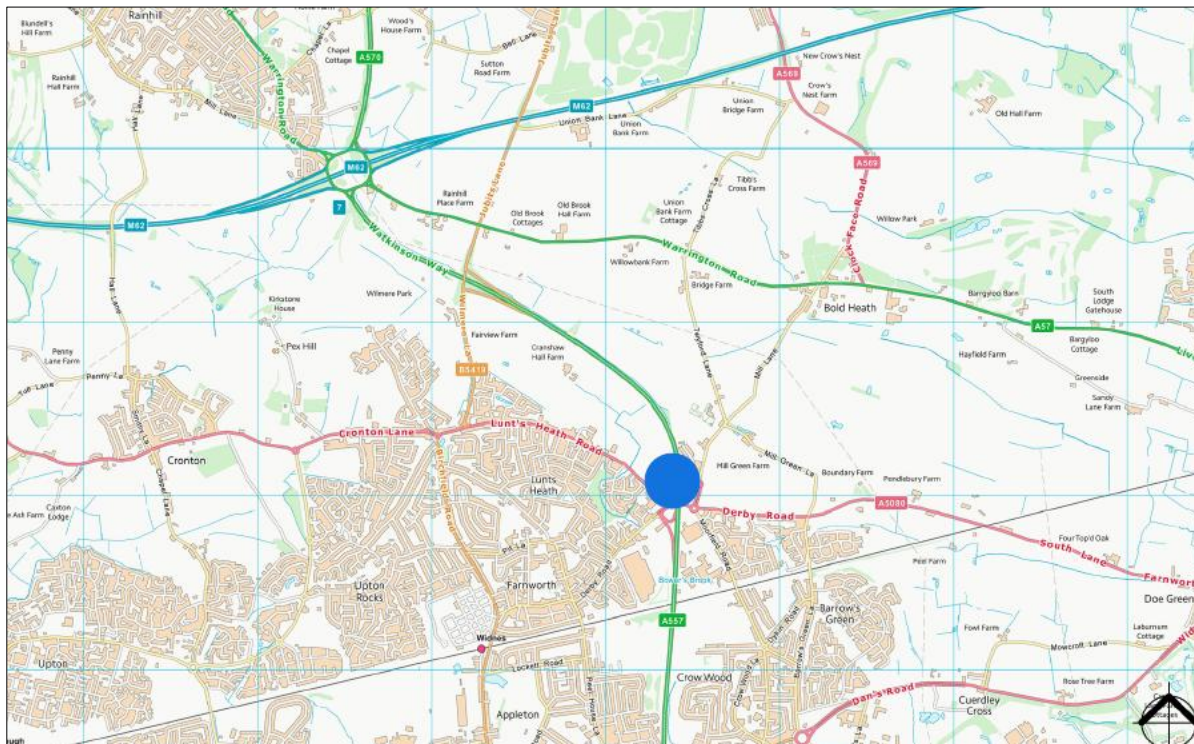
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Service Charge & Insurance

TBC

EPC

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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:



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Mason Owen & Partners Limited: Reg No. 1426226.
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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

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