

TO LET 2,508 SQ FT
(233 SQ M)

First floor fully fitted office suite

KEY BENEFITS /

- Suspended ceiling with LG7 lighting
- Gas fired central heating
- Raised access floors
- Fitted meeting rooms and some private offices
- Kitchen
- Some cabling
- 8 car parking spaces



TO LET

First floor office suite
2,508SQ FT (233 SQ M)

OFFICE PREMISES / GROUND FLOOR, LIMOSA HOUSE, FORWARD POINT, TANHOUSE LANE, WIDNES, CHESHIRE WA8 0RR

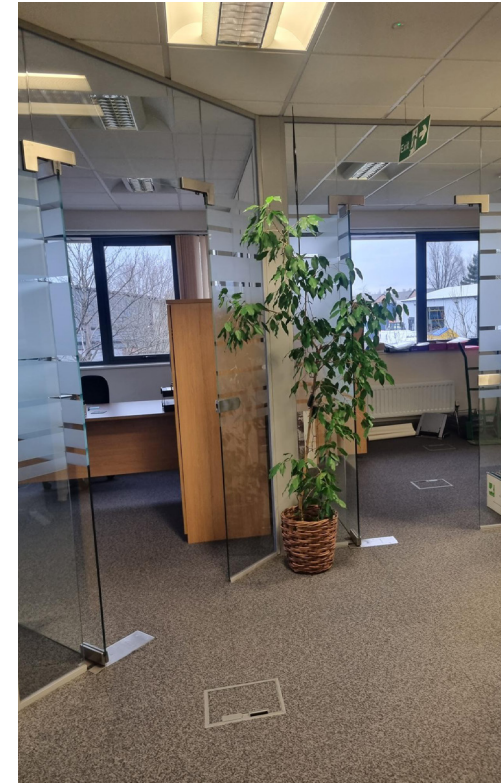
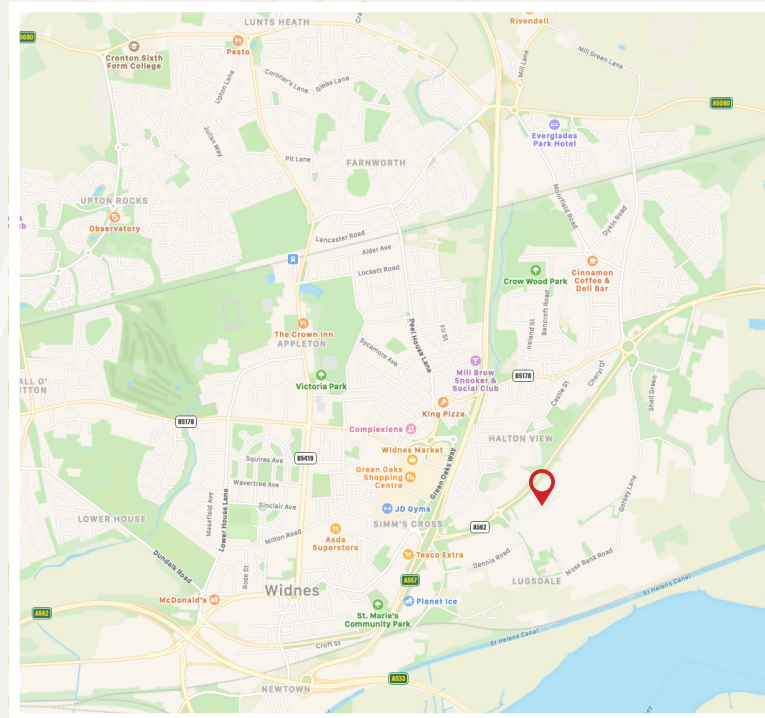
LOCATION

Forward Point benefits from a prominent location with main road frontage on Tanhouse Lane, which is the major gateway into Widnes Waterfront. The area has recently seen significant improvements with the established of The Hive Leisure facility, Pure Gym and many other local amenities. Forward Point has good links to both junction 8 and 9 M62 motorway and junction 12 M56. The new Mersey Gateway Bridge has made the location even more accessible.

DESCRIPTION

A ground floor office suite of 2,508sqft comprising the following features

- Suspended ceiling with LG7 lighting
- Gas fired central heating
- Raised access floors
- Fitted meeting rooms and some private offices
- Kitchen
- Some cabling
- 8 car parking spaces



LEASE TERM

The premises are available by way of new full repairing lease for a term to be agreed.

RENT

On application.

RATES

Payable to Halton Borough Council.

SERVICE CHARGE

There is a service charge payable to cover the estate charge and shared costs in Limosa House.

EPC

A copy of the EPC certificate is available on request.

VIEWING

By prior appointment through the agents:

Joseph Wilshaw
joseph.wilshaw@rwcs.co.uk / 07917 647 213

Jane Marshall
jane.marshall@rwcs.co.uk / 07801 373 974

RVW
ROBERTS VAIN WILSHAW

**CHARTERED
SURVEYORS**
RVWCS.CO.UK